

Staff Summary Report



Development Review Commission Date: 12/11/07

Agenda Item Number: _____

SUBJECT: Hold a public hearing for a Use Permit and Development Plan Review for CHRIST LIFE CHURCH located at 1137 East Warner Road.

DOCUMENT NAME: DRCr_CHRISTLIFE_121107

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CHRIST LIFE CHURCH (PL070397)** consists of the addition of the 34,378 s.f. Jim Roam Family Center to the existing church facility on +/- 4.49 net acres in the AG Agricultural District. The request includes the following:

ZUP07156 – Use Permit for a ten percent building height increase from 30'-0" to 33'-0" in the AG Agricultural District.

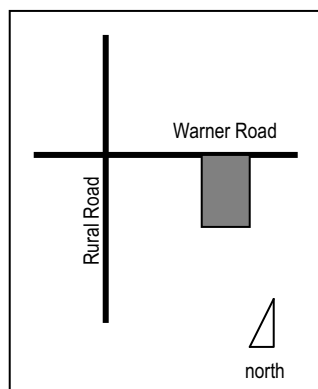
DPR07189 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

RECOMMENDATION: Staff – Approval, subject to conditions 1 - 16.

ADDITIONAL INFO:



Gross/Net site area	4.49 acres
Building area B	11,866 s.f. (Exist'g Worship Hall)
Building area A	34,378 s.f. (Proposed Family Center)
Total building area	46,244 s.f.
Building footprint	33,735 s.f. (Existing & Proposed)
Bld'g Lot Coverage	17.24 % (25 % maximum allowed)
Building Height	33 ft. (33 ft maximum allowed with Use Permit)
Building setbacks	86.23' front, 52.17' E side, 88.44' W side, 154.25' rear (40' front, 20' sides, 35' rear minimum required)
Landscape area	39,394 s.f.
Landscape coverage	20.14 % (no minimum standard)
Vehicle Parking	307 spaces (255 minimum required, 318 maximum surface spaces allowed without Use Permit)
Bicycle Parking	39 spaces (39 minimum required)
Zoning	Agricultural
GP2030 Land Use	Mixed Use (live / work)
GP2030 Density	Low, up to three d.u. / acre

The applicant seeks to add the Jim Roam Family Center to the church campus. This proposal includes a Use Permit request for a ten percent height increase over the standard 30'-0" allowed in the AG District. The proposal originally was to be heard on November 27, 2007 but was continued from that date until this evening at the applicant's request when residential neighbors to the west indicated they did not receive mail notification of the November 27 Hearing.

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 - 2-3. Comments / Reasons for Approval
 - 4-5. Conditions of Approval
 - 6-7. Code / Ordinance Requirements
 - 8-9. History & Facts
 9. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Development Plan Letter of Explanation, dated August 31, 2007
- 4-5. Use Permit Letter of Explanation, dated November 16, 2007 (2 pages)
6. Site Plan and Project Data sheet A-004
- 7-8. Floor Plans sheets A-102 & A-103
- 9-10. Building Elevations sheets A-200 & A-201
11. Axonometric and Perspective sheet A-700
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13. Keyed Notes
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- 15-29. Site Photographs
- 30-31. Neighborhood Meeting staff notes, dated October 17, 2007 (2 pages)

COMMENTS:

The site is located in the southern tip of Tempe on the south of Warner Road between Rural Road and McClintock Drive. The character of the area is residential. Nearby properties include Residential/Office as well as large, single family residences. Adjacent properties to the east and west are R1-15, single family residential. A large, single residential tract to the south is AG, Agricultural.

The site itself is also AG, Agricultural and the residential density is low: up to 3 dwelling units per acre. The projected land use designation is mixed-use. This designation was changed to mixed-use during the transition between General Plan 2020 (where the projected land use of this site was residential) to General Plan 2030. The nearby St. James the Apostle Episcopal Church at the southwest corner of Rural Road and Warner Road also converted to mixed use with the onset of General Plan 2030. The majority of the surrounding land use for this area remains residential.

Existing entitlements for the site that remain in effect are a variance to reduce the required front yard parking setback from 40' to 25', a variance to decrease the parking screen wall height from 3'-0" to 1'-5" (as measured from the curb) and a Design Review Board approval for the Worship Hall which includes overall site and landscape improvements. A Use Permit for the two modular buildings south of the Worship Hall that was granted in June 27, 2007 is scheduled to expire two years from the date of approval.

Christ Life Church seeks to expand their existing facility. The proposed Jim Roam Family Center will include activity, educational and office functions that complement the worship function of this Christian church. The existing Worship Hall will remain. The existing freestanding Refuel (Youth Ministry) building will be demolished. Two existing buildings in the way of the Family Center have already been removed. Two modular buildings have been added to the parking lot south of the Worship Hall. These modular buildings will temporarily house church functions, including the Youth Ministry, which will transfer to the Family Center upon completion of that facility.

The proposed design requires a Development Plan Review that includes the building architecture and the impact of the design on the site and landscape plans. The interior spatial requirements of the Family Center, the relationship of the lower level to the existing Worship Hall lobby level and the desire to simplify the disabled access and drainage requirements of the surrounding site design have moved the applicant to apply for a Use Permit standard to increase the maximum allowable building height from 30'-0" to 33'-0".

The applicant is requesting the Development Review Commission approve the Development Plan and Use Permit. The applicant intends to have the Family Center completed, outfitted and have the modular buildings removed and final site and landscape improvements completed in advance of the expiration of the existing Use Permit for the modular buildings.

Use Permit

Included is a request to increase the height of the Family Center from 30'-0" to 33'-0" in the AG, Agricultural District. In accordance with the Use Permit Criteria set forth in ZDC Section 6-308 E, staff concludes that the ten percent height increase "...will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general...."

- A ten percent height increase will not increase pedestrian or vehicular traffic.
- The height increase will not effect the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.
- The height increase will not contribute to deterioration of the neighborhood or to the downgrading of property values and is not in conflict with redevelopment goals as set forth in the General Plan 2030. Building height is masked by existing on-site perimeter evergreen trees that are seven years old on the south and west property lines and include specimens that are seventeen years old on the west property line. Older perimeter trees on the west property line (which is closest to the Family Center) are approximately 35 feet tall. Generally, the existing perimeter tree buffer on east, south and west is largely intact and is supplemented by trees on the neighboring properties. The few gaps in the tree

buffer on-site require replacement with specimens of 36" box size as a condition of approval.

- The Family Center is compatible architecturally with existing surrounding residential structures and is separated spatially from the surrounding properties by the central location of the Family Center and Worship Hall on the site. This separation is reinforced by a continuous tree buffer along the east, south and west property edges.
- The height increase does not impact any potential disruptive behavior on the Christ Life property. Worship and social activities contained in the Family Center are largely internal. The external activity spaces of the Family Center are 1) the entrance courtyard, which is sheltered from the surrounding neighbors by the mass of the two buildings and 2) a covered upper level deck for the café which directly overlooks the central entrance courtyard and is shielded from the east by the Worship Hall.

Development Plan

The palette of building materials and exterior colors relate to the existing Worship Hall. Lower walls of the Family Center are exposed, painted concrete unit masonry and by condition of approval are required to match the Worship Hall masonry course pattern of 8x8x16 split face with occasional belts of 8x4x16 smooth CMU. Upper walls are smooth, machine finish exterior plaster (E.I.F.S.) surfaces. Existing muted taupe and beige colors of the Worship Hall are by condition of approval a match to the finish of the masonry and exterior plaster of the Family Center. A red accent color found in the interior of the Worship Hall has been applied to the Family Center's exterior. This color is applied to metal canopies of the Family Center and to a portion of the roof over the lobby, but by condition of approval the color is removed from the formed plaster cornice at the top of the Family Center walls.

The site orients the main entrances of the Worship Hall and the Family Center around a courtyard and central fountain. The covered upper deck of the Family Center café overlooks and further enlivens this space, which effectively has three levels of activity: the Family Center atrium entrance below the surface of the fountain, the Worship Hall lobby entrance at the fountain level and the covered Family Center café deck.

The existing courtyard tripod steeple and the small chapel which houses the Refuel youth ministry will be demolished. The previously installed site perimeter, which includes the existing parking, driveways, landscape and storm water retention basins for the most part will remain untouched. Modifications to the perimeter include tree buffer restoration and the proposed relocation of the refuse enclosure from along the west property line to the southwest corner of the site. This is done to reduce the amount of site area devoted to refuse container maneuvering and increase the amount of parking. Vehicle parking on site is ample to accommodate the Worship Hall and the Family Center.

Public Input

A neighborhood meeting was not required but was held on October 17, 2007 in the evening at the Christ Life Church Worship Hall, 1137 E Warner Road. Planning staff notes of the neighborhood meeting are included in the attachments to the report.

Conclusion

The proposal serves the church and the surrounding neighborhood by completion of the campus development and removal of portable buildings from the site.

REASONS FOR APPROVAL:

1. The request for an increase of allowable building height by ten percent is not detrimental to the neighborhood due to the position of the Family Center on site and the presence of an existing perimeter tree screen to the east, south and west of the church campus.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The project is not Mixed-Use, however, as a place of worship, the church complies with this zoning district and does not disturb the General Plan Projected Land Use.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL, WHICH MAY BE MODIFIED, DELETED OR ADDED TO, SUBJECT TO THE DECISION-MAKING BODY.

General

1. Obtain your building permit from the Building Safety Division by December 11, 2008 or the Development Plan and Use Permit approvals expire.

ZUP07156 CONDITIONS

2. Install perimeter screen trees-- Heritage Live Oak, 36" box size--to replace missing perimeter trees indicated on the approved Worship Hall site landscape plan which have since died.
3. The Use Permit granting a ten percent maximum allowable building height increase is for the Jim Roam Family Center as currently presented. Any other building on this site is not covered by this Use Permit.

DPR07189 CONDITIONS**Site Plan**

4. Place exterior, freestanding reduced pressure and double check backflow assemblies for domestic and landscape water in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide an exposed masonry screen wall following the requirements of Standard Detail T-214. Finish screen wall to match the building.
5. Finish exterior utility equipment boxes, including existing boxes east of Worship Hall, in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings. Locate service entrance section for the Family Center in the building.

Floor Plans

6. Provide security vision panel at exterior service and exit doors (except fire valve and electric panel room entrances) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the threshold. Vision panel is not required at glazed entrances.

Building Elevations

7. Material and Color Finishes:
 - a. Finish Family Center with colors that match the existing taupe and beige color palette of the Worship Hall, except as allowed elsewhere in this condition. Submit final color schedule for the Family Center for review during building plan check process.
 - b. Match the two tone color striping of the exposed masonry of the Worship Hall to exposed masonry of the Family Center.
 - c. The red color accent is allowed on the Family Center as indicated except at the molded exterior plaster cornice that caps the building walls.
 - d. Do not repaint the Worship Hall with differing colors as part of this Development Plan. If a color modification, including accent coloring, is desired for the Worship Hall, process this request as a separate Development Plan Review.
8. Provide exposed concrete unit masonry for the lower walls of the Family Center in pattern that embeds two horizontal courses of 8x4x16 plain CMU separated by a single course of 8x8x16 split face CMU in a field of 8x8x16 split face CMU, the same as exists at the Worship Hall. Provide exposed split face masonry for the mechanical equipment farm and refuse enclosure.
9. Add repetitive small windows in row along upper part of south elevation and along upper part of southern half of west elevation to add visual interest to these windowless expanses of wall. Planning staff will determine fulfillment of this condition during building plan check process.

10. To increase security, avoid upper/lower divided glass in exterior curtain walls at grade level. If this mullion pattern is desired for aesthetic concerns, laminated glass may be considered at these locations, otherwise, provide undivided full height glass. Do not propose landscaping or screen walls that visually conceal lower windows.
11. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed position these to enhance the architecture of the building. Likewise incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) into the design of the building elevations so that the architecture is enhanced by these elements. Do not expose conduit, piping or ductwork on the surface of the building.
12. Provide secure Family Center roof access from the interior. Do not expose roof access to public view.

Lighting

13. Conform to the illumination requirements of ZDC Sec. 4-801 through 4-805 and follow the guidelines listed under ZDC Appendix E "Photometric Plan", with the following additions:
 - a. Illuminate the mechanical equipment farm enclosure with 2.0 foot-candles of light from dusk to dawn.
 - b. Illuminate ground floor exterior entrances, including fire valve and electric panel room entrances, and second floor Café' entrance from dusk to dawn.
 - c. The Pastor's second floor balcony door is not required to be illuminated from dusk to dawn.
 - d. Limit required security lighting within this work scope to the area immediately around the Family Center and to outlying areas that are directly affected by this scope of work, such as at parking lot paving revisions to the west of the Family Center, existing parking lot lighting re-installation after the portables are removed and at the refuse enclosure.
 - e. Provide a photometric plan of the entire site that indicates light from existing security and street lights.
 - f. Provide house side shields where new security light fixtures are installed on the perimeter and factor the presence of the shields into the light spread on the photometric plan.

Landscape

14. Provide a landscape plan of the entire site. Map locations and species of existing trees that remain. Indicate locations, species and installation size of replacement trees on the site perimeter, in the parking lot landscape islands, and elsewhere on site and in Warner Road frontage where trees have been removed. Replace trees with specimens of 24" box installation size except follow the larger installation size and specific species required for the perimeter trees in the Use Permit conditions of approval.
15. Irrigation notes:
 - a. Repair existing irrigation system (on site or in the adjacent public right of way) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. If valve controller is updated, locate in a vandal resistant housing, conceal the valve and power conduits and hardwire controller power source (a receptacle connection is not allowed).

Signage

16. On the Family Center, provide at least one 0'-12" high address letter sign on each of the four elevations. Locate signs at uniform height. Conform to the following for address signs described in this condition:
 - a. Provide street number followed by the letter "A", similar to the Worship Hall "B".
 - b. Compose of individual mount, metal reverse pan channel characters. Match Worship Hall detail.
 - c. Coordinate locations so signs are unobstructed by trees, vines, etc.

CODE / ORDINANCE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Comply with the provisions of the Tempe City Code, including Section 20-8. This section addresses hours in which construction may occur. Observe the seasonal shift between summer and winter hours. Construction activity outside of the prescribed hours is not allowed without prior written permission from the City of Tempe Neighborhood Programs Division (shauna_warner@tempe.gov or 480-350-8223).
- Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Review dated September 12, 2007. Direct questions to the appropriate department, and coordinate any necessary modifications with all concerned parties, prior to completion of building permit process. Planning staff reviews Construction Documents submitted to the Building Safety Division to ensure consistency with the Use Permit and Development Plan approvals.
- By agreement of the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use. Have the landscape architect and mechanical engineer submit reports during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources Division (480-350-2668 or pete_smith@tempe.gov) if questions regarding the content of the water conservation reports.
- Comply with applicable state and federal laws regarding discovery and processing of archeological artifacts uncovered during construction.
- Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development Services.
- Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- Provide a comprehensive parking space calculation, itemized by use, which covers every interior area plus the area of the upper deck used for the Café. Include the following:
 - Indicate separate required vehicle and bike parking calculation for the existing Worship Hall, based on the approval for that building.
 - Break down proposed Family Center areas by the following uses and assign quantity of parking to each based on the captioned parking ratios.
 - "Worship" space including Multi-Purpose main floor, Stage, Green Rooms and Dressing Rooms (1 vehicle space per 100 s.f.; one bike space per 1,500 s.f.)
 - "Lodge/Club" space including Café interior floor and exterior balcony, Youth Café and Youth Activity Room (1 vehicle space per 125 s.f.; 1 bike space per 2,000 s.f.)
 - "Warehouse" space including Storage Rooms, Janitorial Closets and Equipment Rooms (1 vehicle space per 500 s.f.; 1 bike space per 10,000 s.f.)
 - "Office" and "School" space and all other interior spaces including, but not limited to: School, Day Care, Resource, Administration, Usher, Media, Atrium, Corridors, Vertical Circulation and Restrooms, (1 vehicle space per 300 s.f.; one bike space per 1,000 s.f.)
 - Thickness of exterior walls (no standard).
- Update the Building Safety Division parking file for 1137 East Warner Road.

- Correctly indicate the following existing features on the site plan:
 - The walkway that connects the on-site walkway network to the public right of way.
 - The site monument sign and the parking screen walls facing Warner Road.
 - The meandering public sidewalk and the curb, gutter and driveways in the adjacent off-site frontage.
 - The row of four existing parking spaces and landscape islands in the parking row immediately southeast of the Worship Hall.
- Add missing items to the site plan as follows:
 - Add a landscape island immediately east of the refuse enclosure.
 - Add a landscape island at the north and a landscape island at the south end of the parking row immediately west of the Family Center.
 - Add an intermediate landscape island at the former refuse enclosure location in the parking row along the west property line. Provide a total of three intermediate islands in this westernmost parking row, rather than the two that are indicated on the site plan.
 - Add bicycle parking required by the parking calculation. Provide 2'x6' spaces with bike rack in conformance with Standard Detail T-578. One rack may serve two adjacent bike parking spaces. Locate bike spaces in high visual surveillance areas near building entrances.
 - Provide walkways connecting exit doors through adjacent planting areas to the site walkway network.
- On the site plan, layout fire lane around perimeter site drive aisle. Maintain a 20'-0" drivable fire lane width with 45'-0" turn outside radius and 14'-0" vertical clearance from fire lane surface to underside of trees.
- Verify with Public Works / Solid Waste Department (480-350-8127 or joseph_kolesar@tempe.gov) that the Standard Detail DS-116 refuse enclosure proposed at the southwest site corner may be a single enclosure as indicated or must be a double enclosure due to the increased building area.
- Measure height of Family Center to tops of canopies and parapet from top of Warner Road curb along center front of property. Do not allow vents or incidental roof top mechanical or electrical equipment to protrude above top of parapet.
- Identification signs are processed under separate permit and are not part of this Development Plan. Obtain sign permit for any building mount signs, monument identification signs or site directory map. Follow ZDC Part 4 Chapter 9 with the design of the signs. Way finding signs (if proposed) may not require a sign permit, depending on size. Way finding signs are subject to review by Planning Division staff during plan check process and Planning Inspection staff prior to Certificate of Occupancy.
- Self illuminate or direct illuminate building address signs.

HISTORY & FACTS:

1137 East Warner Road in the AG, Agricultural District

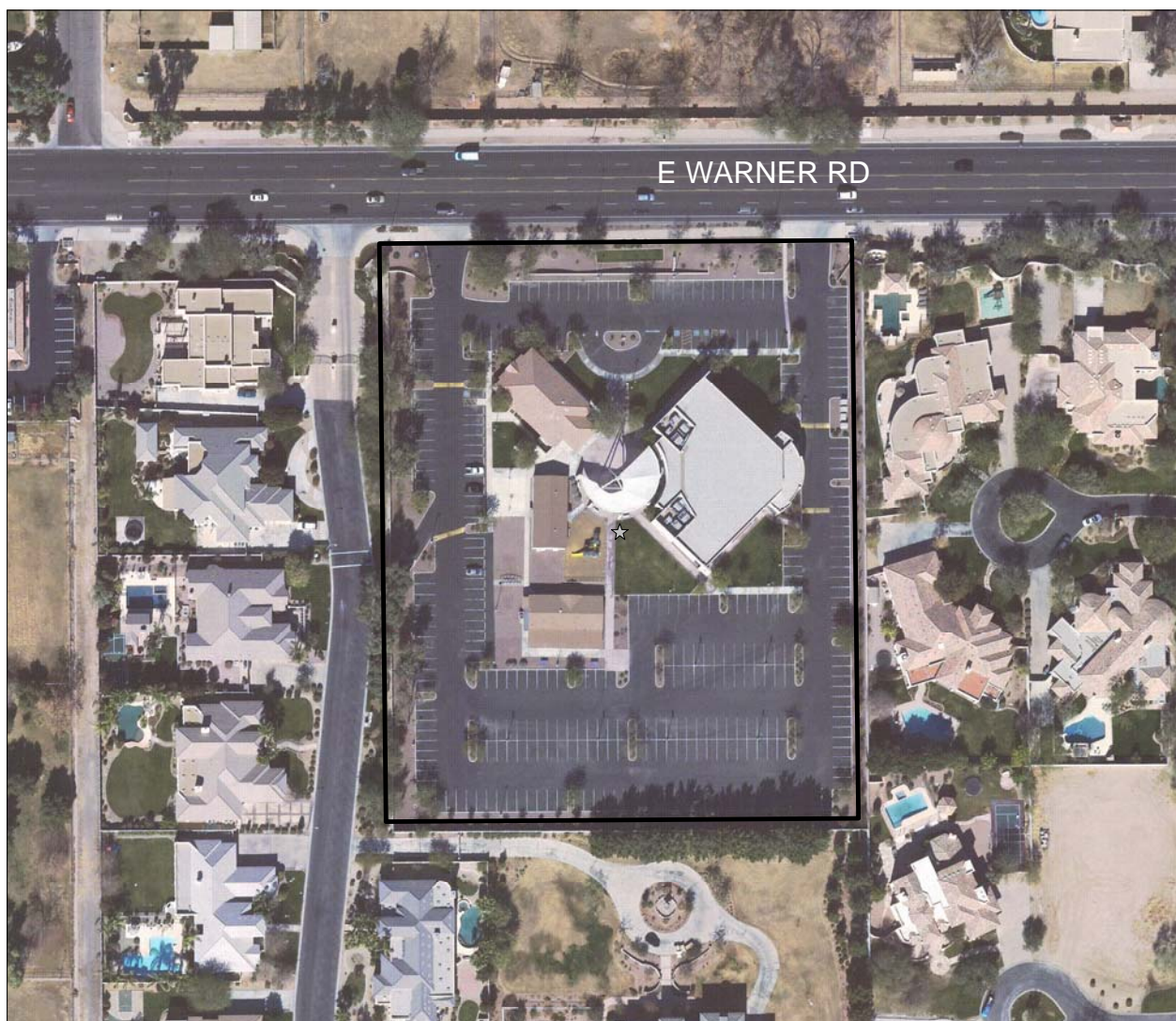
- December 29, 1976 Permit #74-3320 was issued by County Health Department to construct an individual sewage disposal system for Viola Owens. Note: a single family residence (since demolished) occupied the site south of the proposed Family Center.
- September 28, 1988 Board of Adjustment approved a Use Permit and five Variances for Community Baptist Fellowship to allow the temporary use of an existing building for a worship facility. Note, these variances were tied to the use of the building and have expired. The building no longer exists.
- October 19, 1988 Design Review Board approved the building elevations, site plan and landscape plan for Community Baptist Fellowship Church. Note: this design approval expired.
- November 15, 1989 Design Review Board approved the building elevations, site plan and landscape plan for Community Baptist Fellowship Church. Note: the building that came out of this approval was originally a chapel and currently houses the Refuel Youth Ministry.
- December 28, 1989 Board of Adjustment approved a variance request to waive the on-site landscaping along Warner Road and the east and south property lines until future phases of development are begun.
- November 12, 1995 Design Review Board staff approved the request by Christ Life Church for a freestanding sign.
- January 4, 1996 Hearing Officer approved Variance request by Christ Life Church to allow advertising copy to be placed on a freestanding sign.
- February 18, 1997 Hearing Officer approved a Use Permit request by Christ Life Church to allow a 28' x 60' modular building to be used for temporary classrooms.
- June 9, 1997 Design Review Board staff approved a shade structure for the south side of the main church building and a temporary parking lot.
- April 20, 1999 Hearing Office approved a request for the following by Christ Life Church
- Use Permit extension to allow existing temporary modular building to remain for one additional year.
 - Variance to reduce the required front yard setback from 40' to 25' to allow off-street parking to encroach into an area reserved exclusively for landscaping.
- October 20, 1999 Design Review Board approved the Building elevations, site plan and landscape plan for Christ Life Church Worship Hall.
- November 7, 2000 Hearing Officer approved a one year extension of case (BA990078) for the following:
- Use Permit extension to allow existing temporary modular building to remain for one additional year.
 - Variance to reduce the required front yard setback from 40' to 25' to allow off-street parking to encroach into an area reserved exclusively for landscaping.
- December 5, 2000 Hearing Officer approved the variance request by Christ Life Church to reduce the required parking screen wall height as measured from the Warner Road frontage from 3'-0" to 1'-5".

- May 18, 2004 By public vote, the citizens of the City of Tempe ratified General Plan 2030. Prior to the vote, General Plan 2030 was approved by the City Council on December 4, 2003. The General Plan change was significant in that the projected land use designation for 1137 East Warner Road converted from residential to mixed-use. The projected residential density for 1137 East Warner Road and its surroundings remained low: up to 3 dwelling units per acre.
- June 27, 2007 Hearing Officer approved the request by Christ Life Church for a Use Permit (ZUP07073) to allow for two accessory modular buildings, subject to the following conditions:
1. Obtain all necessary clearances from the Building Safety Division
 2. This Use Permit is limited to 24 months (June 27, 2009). Continuation of this use beyond 24 months will require a new Use Permit.
 3. The existing non-compliant accessory modular buildings (Buildings C & D) shall be removed by October 1, 2007. Note: this condition has been fulfilled.
- November 27, 2007 Development Review Commission (at the applicant's request) continued the request for a Use Permit for a ten percent height increase (from 30'-0" to 33'-0") and a Development Plan Review for the Jim Roam Family Center on the Christ Life Church campus located at 1137 East Warner Road in the AG, Agricultural District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit





CHRIST LIFE CHURCH - EXPANSION (PL070397)

August 31, 2007

City of Tempe
Development Services Dept.
c/o Planning Dept.
31 East Fifth Street
Tempe, AZ 85280-5002

Ref: Development Plan Review Application for the construction of a two-story
38,000 sq. ft. church expansion for the use of activity, educational and office
functions to be known as the "Jim Roam Family Center"
c/o Christ Life Church, 1137 E. Warner Rd., Tempe, AZ

Gentlemen:

In accordance with the requirements as set forth by the City of Tempe for a Development Plan Review Application applicable to the construction of a building to be utilized by Christ Life Church, the following narrative shall apply as a "letter of explanation".

The construction of the building as referenced herein is for the purpose of expanding the worship and activity resources available to the existing and future needs of the church congregation. The building encompasses approximately 38,000 sq. ft. in a two-story structure consisting of a steel frame with standard wall and sheathing materials overlaid with a cementitious material veneer. The building will be constructed by a local contractor (Caliente Construction) and will be built in accordance with all State and local codes in relationship to the International Building Code (IBC). The parking and landscape codes as applicable to the Tempe requirements will be strictly followed.

We at Christ Life Church have been a collegial, purpose-driven church for eleven years at our current location. During this time we have striven to provide our congregation and our neighbors with activities and worship that minimally impact any vehicular traffic, causing no nuisances or disruptions for the surrounding area while matching the architectural continuity of our surrounds.

If you have any further questions, please contact the undersigned for any clarification or activity description.

Very truly yours,



Phillip D. Goldsberry, Sr.
Senior Pastor

SEP - 5 2007

reach. impact. empower.

christlifechurch.org



November 16, 2007

Memorandum

To: Kevin Omelia
City of Tempe – Development Services Plan Review

From: Jason Harwell
Authorized Representative

Reference: Christ Life Church
1137 E. Warner Rd., Tempe, Arizona
Usage Permit Application

Mr. Omelia,

In accordance with our recent correspondence, the following narrative is to more clearly define our reasons for requesting a ten percent overage in height requirements via a "use permit" application.

The Church has proposed to the Tempe - Development Review Commission a facility expansion for an approximate 38,000 sq. ft. "family life center". An important design element and efficient use of space for this two-story facility necessitates a roof height and attendant parapet structure at 32'6" as measured from the top of existing curb. Accordingly, as our zoning (Agricultural District) only allows for 30', then we are asking for the use permit of 10% for a then allowable height of 33'.

Our proposed design does not allow us to "sink" the building the three (3) feet requested herein because:

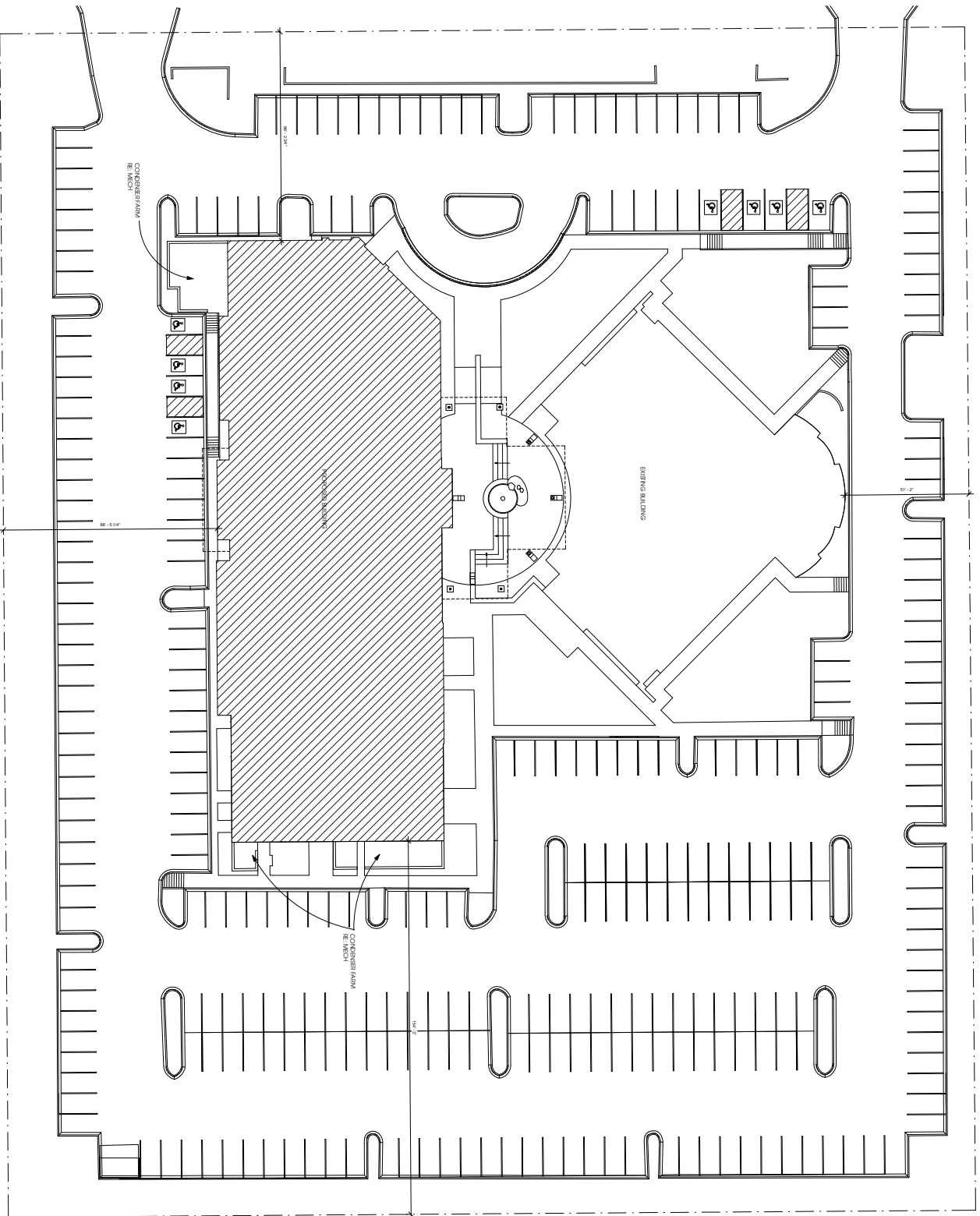
- 1) The necessary transition required for ADA compliance will greatly inhibit our center courtyard area which exists between the existing and the proposed facility. If ramping was required in this area for a three-foot transition it would seriously impede our foot traffic flow between the two buildings, therefore causing us safety concerns.

1137 E. Warner Rd. Tempe, AZ 85284 • Office Phone: 480.777.9803 • Fax: 480.820.8740
Pastor Phillip D. Goldsberry, Sr., Senior Pastor

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November 16, 2007

- 2) Cost – the cost to excavate the building pad site and to then attain the sub-surface treatment issues revolving around a subterranean building placement such as buttressing, waterproofing, stem walls, etc., would add an exorbitant amount of construction costs and future on-going maintenance costs to our project which we cannot absorb.
- 3) Drainage – The current proposed design meets the current criteria with regard to site drainage required by the City of Tempe. A subterranean installation would greatly complicate our plans for same.

I do believe that these mitigating factors should help to assist your consideration in allowing our "usage" permit the allowed height to exceed the zoning allotted height by the aforementioned 10%.



1 SITE PLAN
1" = 20'-0"

PROJECT DATA

1. GROSS SITE AREA = 4.992 ACRESAGE
2. NET SITE AREA = 2.1726 ACRESAGE
3. TOTAL BUILDING AREA = 4.693 ACRESAGE
4. BUILDING FOOTPRINT AREA = 32,235 SQFT
5. LOT COVERAGE = 17.24%
6. ACTUAL BUILDING SETBACKS
NORTH 86.2 3/4'
WEST 88 3/4'
EAST 11.4'
SOUTH 146.0'
7. BUILDING HEIGHT 33.0'
8. SITE LANDSCAPE AREA = 20,204 SQFT
9. LANDSCAPE SITE COVERAGE = 22%
10. REQUIRED PARKING (CARS)
WORSHIP/MULTI-USE = 222 SPACES
OFFICE/ADMIN = 12 SPACES
TOTAL REQUIRED PARKING FOR CARS = 234
TOTAL PROVIDED = 314 - 8 H.C.
11. REQUIRED PARKING (Bikes)
WORSHIP/MULTI-USE = 20 SPACES
OFFICE/ADMIN = 2 SPACES
STORAGE = 1 SPACE
TOTAL REQUIRED PARKING FOR BIKES = 23
12. LEGAL DESCRIPTION
THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 4 EAST OF THE MERIDIAN, IN MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH-EAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 400 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 944 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 400 FEET TO THE EAST LINE THEREOF; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 944 FEET TO THE POINT BEGINNING, EXCEPT THE NORTH 95 FEET THEREOF.



TRUE NORTH

SITE PLAN	
Project Number	02001
Date	11/09/07
Drawn by	LDC
Checked by	SAK
Scale	A-004
Scale	1" = 20'-0"







No.	Description	Date
1	11/09/07	11/09/07
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

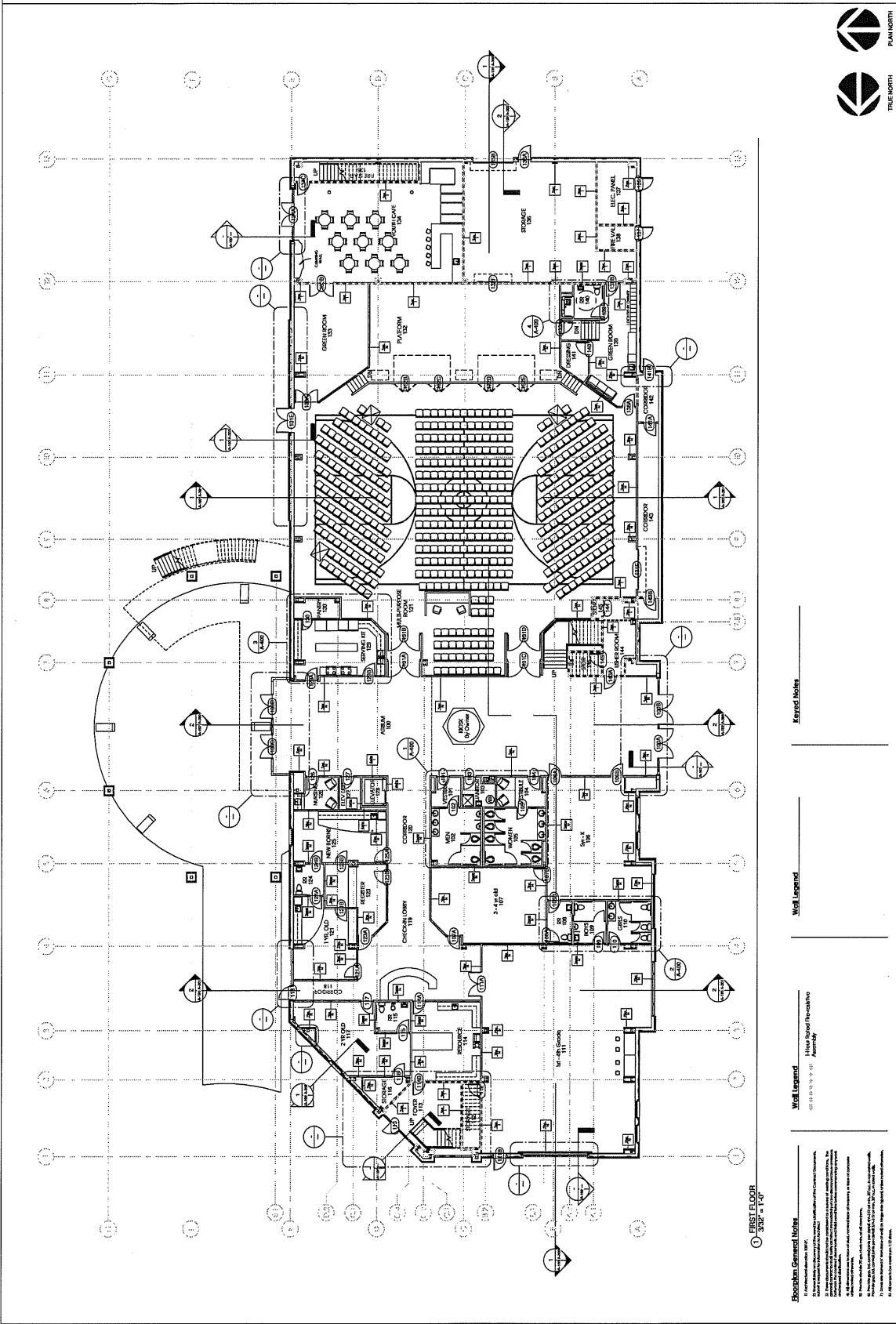
Christ Life Church
1137 E. Warner
Road Temple, AZ
85284


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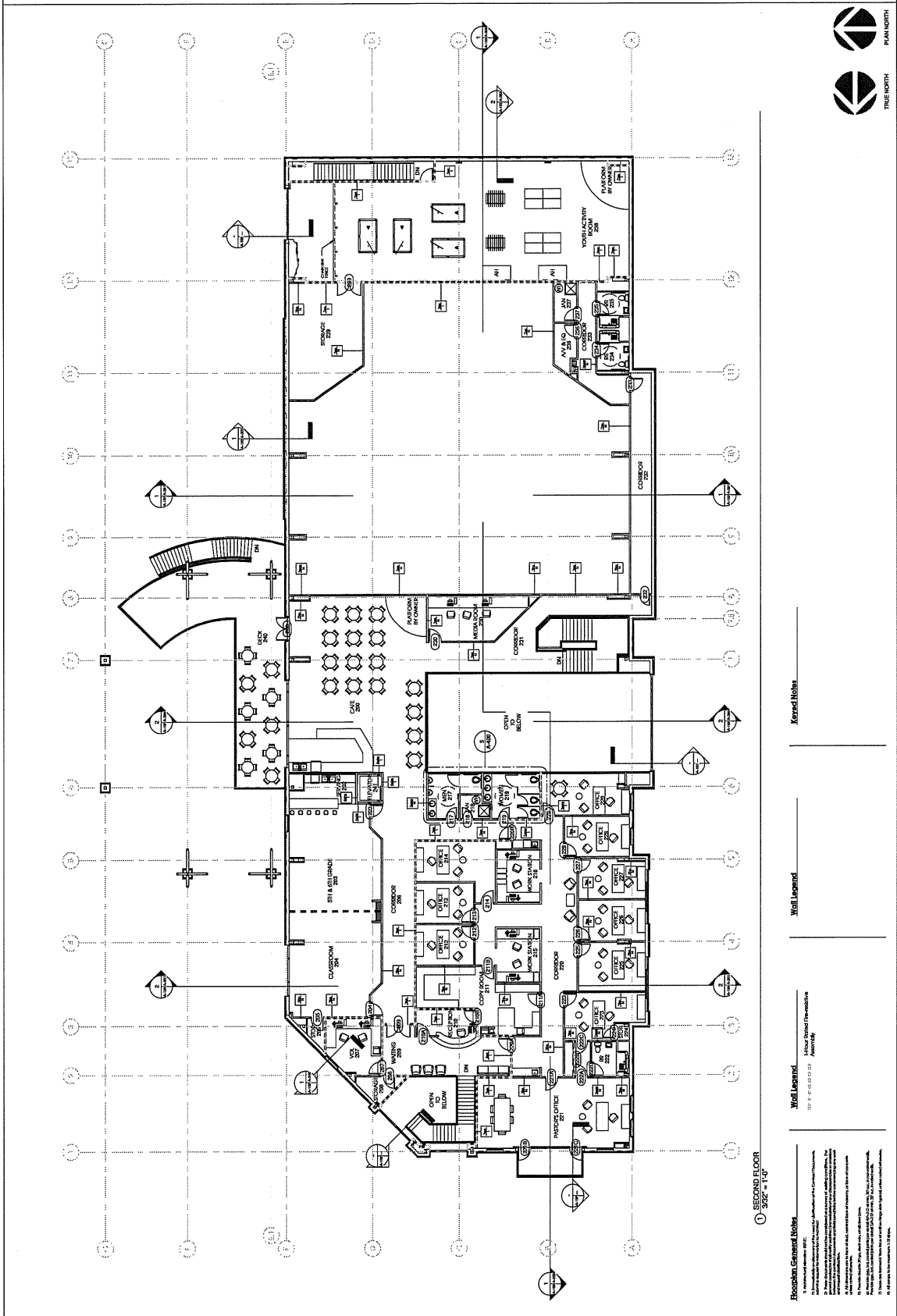
SEEKER FRIENDLY FACILITIES
FOR PURPOSE DRIVEN CHURCHES
harvestime
3340 WEST WOODMEN ROAD
COLORADO SPRINGS, COLORADO
80906
P: (719) 532-0780
F: (719) 265-0399

GVS ARC
5702 124th Street, Suite B
17424 TX TX 75424
Office: 806.698.1262
Fax: 806.687.5240
Toll Free: 866.285.3241

											
GVS ARC 5202 12th Street, Suite B Dallas, TX 75242 Phone: 972.597.5240 Fax: 972.597.5240 Toll Free: 866.285.2326		SEVEN RIVERS CHURCH FOR PURPOSE: DIVINE CHURCHES 4001 4001 WEST WOODLAWN ROAD COLORADO SPRINGS, COLORADO P: 719.525.0726 F: 719.525.8598		UNITED METHODIST CHURCH 137 E. Warner Road Temple, AZ 85284		CHRIST LIFE CHURCH 137 E. Warner Road Temple, AZ 85284		EPISCOPAL CHURCH 137 E. Warner Road Temple, AZ 85284		LUTHERAN CHURCH 137 E. Warner Road Temple, AZ 85284	



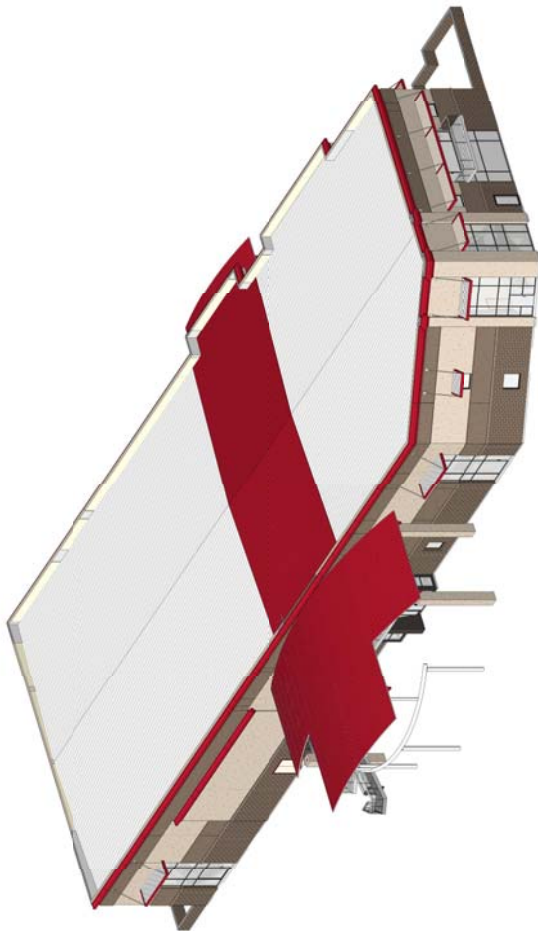
<p>GVCS ARC</p> <p>5202 124th Street, Suite B Lubbock, TX 79424 Office: 806.659.9121 Fax: 806.659.6740 Toll Free: 866.285.3245</p>		<p>SEEKING FRIENDLY FACILITIES FOR PURCHASE OR LEASE</p> <p>400 WEST WOODWARD ROAD COLUMBIA SPRING, COLORADO 80418 Phone: 303.668.5900 Fax: 303.668.5900</p>	<p>Christ Life Church</p> <p>1137 E. Warner Road Temple, AZ 86284</p> <p>CHURCH OF CHRISTIANITY</p> <p>WE DO NOT HAVE A CHURCH OR CHURCH PROPERTY TO LEASE OR PURCHASE. WE ARE CURRENTLY SEARCHING FOR A CHURCH OR CHURCH PROPERTY TO LEASE OR PURCHASE.</p> <p>DATE:</p>
--	---	---	--



 <p>GVS ARC</p> <p>5202 124th Street, Suite B Lubbock, TX 79424 Office (806) 792-8241 F: (806) 792-8240 Toll Free: 866.285.3241</p>		 <p>360 WEST WOODMAN ROAD COLORADO SPRINGS, COLORADO 80919 P: (719) 562-0780 F: (719) 562-9999</p>		 <p>Christ Life Church 1137 E. Warner Road Temple, TX 76784</p>		<p>Perspective</p> <table border="1"> <thead> <tr> <th>Project number</th> <th>07001</th> </tr> <tr> <th>Date</th> <th>11.06.07</th> </tr> <tr> <th>Drawn by</th> <th>LMQ</th> </tr> <tr> <th>Checked by</th> <th>SAR</th> </tr> </thead></table> <p>A-700</p> <p>Scale</p>		Project number	07001	Date	11.06.07	Drawn by	LMQ	Checked by	SAR
Project number	07001														
Date	11.06.07														
Drawn by	LMQ														
Checked by	SAR														

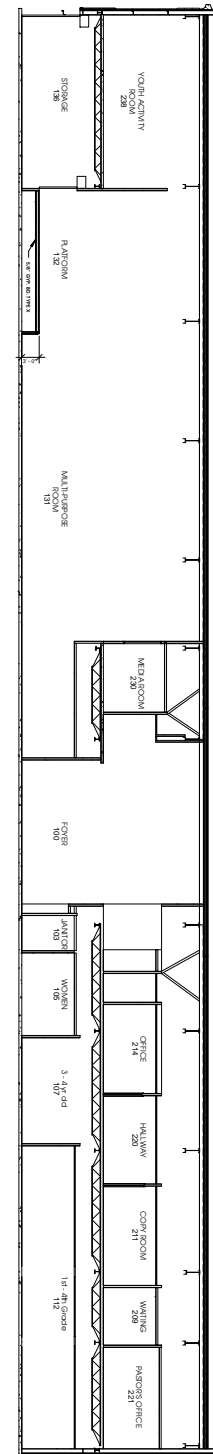


2 Exterior Perspective



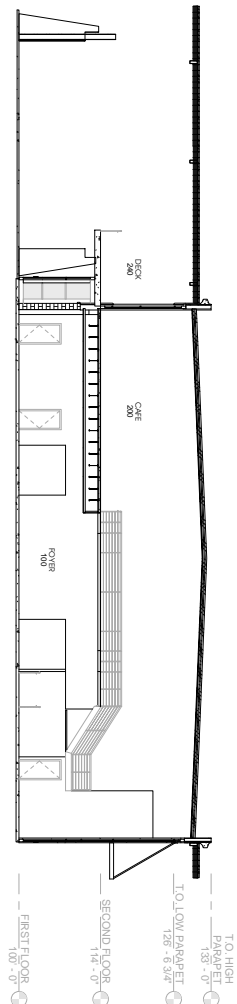
① AXONOMETRIC VIEW - NE

1.0' HIGH
100'-0"
SECOND FLOOR
114'-0"
FIRST FLOOR
100'-0"



1 Building Section
3/32" = 1'-0"

2 Building Section
3/32" = 1'-0"



Keyed Notes

10001	1.0' HIGH	100'-0"	10001	1.0' HIGH	100'-0"
10002	1.0' HIGH	100'-0"	10002	1.0' HIGH	100'-0"
10003	1.0' HIGH	100'-0"	10003	1.0' HIGH	100'-0"
10004	1.0' HIGH	100'-0"	10004	1.0' HIGH	100'-0"
10005	1.0' HIGH	100'-0"	10005	1.0' HIGH	100'-0"
10006	1.0' HIGH	100'-0"	10006	1.0' HIGH	100'-0"
10007	1.0' HIGH	100'-0"	10007	1.0' HIGH	100'-0"
10008	1.0' HIGH	100'-0"	10008	1.0' HIGH	100'-0"
10009	1.0' HIGH	100'-0"	10009	1.0' HIGH	100'-0"
10010	1.0' HIGH	100'-0"	10010	1.0' HIGH	100'-0"
10011	1.0' HIGH	100'-0"	10011	1.0' HIGH	100'-0"
10012	1.0' HIGH	100'-0"	10012	1.0' HIGH	100'-0"
10013	1.0' HIGH	100'-0"	10013	1.0' HIGH	100'-0"
10014	1.0' HIGH	100'-0"	10014	1.0' HIGH	100'-0"
10015	1.0' HIGH	100'-0"	10015	1.0' HIGH	100'-0"
10016	1.0' HIGH	100'-0"	10016	1.0' HIGH	100'-0"
10017	1.0' HIGH	100'-0"	10017	1.0' HIGH	100'-0"
10018	1.0' HIGH	100'-0"	10018	1.0' HIGH	100'-0"
10019	1.0' HIGH	100'-0"	10019	1.0' HIGH	100'-0"
10020	1.0' HIGH	100'-0"	10020	1.0' HIGH	100'-0"
10021	1.0' HIGH	100'-0"	10021	1.0' HIGH	100'-0"
10022	1.0' HIGH	100'-0"	10022	1.0' HIGH	100'-0"
10023	1.0' HIGH	100'-0"	10023	1.0' HIGH	100'-0"
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10025	1.0' HIGH	100'-0"	10025	1.0' HIGH	100'-0"
10026	1.0' HIGH	100'-0"	10026	1.0' HIGH	100'-0"
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10028	1.0' HIGH	100'-0"	10028	1.0' HIGH	100'-0"
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10030	1.0' HIGH	100'-0"	10030	1.0' HIGH	100'-0"
10031	1.0' HIGH	100'-0"	10031	1.0' HIGH	100'-0"
10032	1.0' HIGH	100'-0"	10032	1.0' HIGH	100'-0"
10033	1.0' HIGH	100'-0"	10033	1.0' HIGH	100'-0"
10034	1.0' HIGH	100'-0"	10034	1.0' HIGH	100'-0"
10035	1.0' HIGH	100'-0"	10035	1.0' HIGH	100'-0"
10036	1.0' HIGH	100'-0"	10036	1.0' HIGH	100'-0"
10037	1.0' HIGH	100'-0"	10037	1.0' HIGH	100'-0"
10038	1.0' HIGH	100'-0"	10038	1.0' HIGH	100'-0"
10039	1.0' HIGH	100'-0"	10039	1.0' HIGH	100'-0"
10040	1.0' HIGH	100'-0"	10040	1.0' HIGH	100'-0"
10041	1.0' HIGH	100'-0"	10041	1.0' HIGH	100'-0"
10042	1.0' HIGH	100'-0"	10042	1.0' HIGH	100'-0"
10043	1.0' HIGH	100'-0"	10043	1.0' HIGH	100'-0"
10044	1.0' HIGH	100'-0"	10044	1.0' HIGH	100'-0"
10045	1.0' HIGH	100'-0"	10045	1.0' HIGH	100'-0"
10046	1.0' HIGH	100'-0"	10046	1.0' HIGH	100'-0"
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10048	1.0' HIGH	100'-0"	10048	1.0' HIGH	100'-0"
10049	1.0' HIGH	100'-0"	10049	1.0' HIGH	100'-0"
10050	1.0' HIGH	100'-0"	10050	1.0' HIGH	100'-0"
10051	1.0' HIGH	100'-0"	10051	1.0' HIGH	100'-0"
10052	1.0' HIGH	100'-0"	10052	1.0' HIGH	100'-0"
10053	1.0' HIGH	100'-0"	10053	1.0' HIGH	100'-0"
10054	1.0' HIGH	100'-0"	10054	1.0' HIGH	100'-0"
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10059	1.0' HIGH	100'-0"	10059	1.0' HIGH	100'-0"
10060	1.0' HIGH	100'-0"	10060	1.0' HIGH	100'-0"
10061	1.0' HIGH	100'-0"	10061	1.0' HIGH	100'-0"
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10069	1.0' HIGH	100'-0"	10069	1.0' HIGH	100'-0"
10070	1.0' HIGH	100'-0"	10070	1.0' HIGH	100'-0"
10071	1.0' HIGH	100'-0"	10071	1.0' HIGH	100'-0"
10072	1.0' HIGH	100'-0"	10072	1.0' HIGH	100'-0"
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10078	1.0' HIGH	100'-0"	10078	1.0' HIGH	100'-0"
10079	1.0' HIGH	100'-0"	10079	1.0' HIGH	100'-0"
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10084	1.0' HIGH	100'-0"	10084	1.0' HIGH	100'-0"
10085	1.0' HIGH	100'-0"	10085	1.0' HIGH	100'-0"
10086	1.0' HIGH	100'-0"	10086	1.0' HIGH	100'-0"
10087	1.0' HIGH	100'-0"	10087	1.0' HIGH	100'-0"
10088	1.0' HIGH	100'-0"	10088	1.0' HIGH	100'-0"
10089	1.0' HIGH	100'-0"	10089	1.0' HIGH	100'-0"
10090	1.0' HIGH	100'-0"	10090	1.0' HIGH	100'-0"
10091	1.0' HIGH	100'-0"	10091	1.0' HIGH	100'-0"
10092	1.0' HIGH	100'-0"	10092	1.0' HIGH	100'-0"
10093	1.0' HIGH	100'-0"	10093	1.0' HIGH	100'-0"
10094	1.0' HIGH	100'-0"	10094	1.0' HIGH	100'-0"
10095	1.0' HIGH	100'-0"	10095	1.0' HIGH	100'-0"
10096	1.0' HIGH	100'-0"	10096	1.0' HIGH	100'-0"
10097	1.0' HIGH	100'-0"	10097	1.0' HIGH	100'-0"
10098	1.0' HIGH	100'-0"	10098	1.0' HIGH	100'-0"
10099	1.0' HIGH	100'-0"	10099	1.0' HIGH	100'-0"
10100	1.0' HIGH	100'-0"	10100	1.0' HIGH	100'-0"

BUILDING SECTIONS

No.	Description	Date
1	1.0' HIGH	100'-0"
2	1.0' HIGH	100'-0"
3	1.0' HIGH	100'-0"
4	1.0' HIGH	100'-0"
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89	1.0' HIGH	100'-0"
90	1.0' HIGH	100'-0"
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95	1.0' HIGH	100'-0"
96	1.0' HIGH	100'-0"
97	1.0' HIGH	100'-0"
98	1.0' HIGH	100'-0"
99	1.0' HIGH	100'-0"
100	1.0' HIGH	100'-0"

PROJECT INFORMATION

Project Number	02001
Date	11/09/07
Drawn by	LAC
Checked by	SAK
Scale	3/32" = 1'-0"

Christ Life Church
1137 E. Warner
Road Tempe, AZ
85284

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PRELIMINARY
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harvestime
3340 WEST WOODMEN ROAD
COLORADO SPRINGS, COLORADO
80908
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F: (719) 265-0399

GVS ARC
5702 124th Street, Suite B
Lubbock, TX 79424
Office: 806.698.1262
Fax: 806.687.5240
Toll Free: 866.285.3241

Keyed Notes

01000 - General Info

01001 Line of construction above

02000 - Site Work

02775-A Conc. sidewalk-broom finish
re: Civil
02840-B Conc. sidewalk-broom finish
(colored) - re: Civil
02846 Handicap parking stall sign
re: Civil

03000 - Concrete

03300 Conc. foundation re: struct.

04000 - Masonry

04000 Not used

05000 - Metals

05120 Steel brace frame re: struct.
05500 Elevator pit ladder
05511 Metal Stairs
05515 Wall ladder w/ handrail
05521 Metal pipe railing
05521 Ornamental railing

06000 - Wood and Plastics

06105 4"X8"X3/4" Fire-treated
plywd
for phone terminal board
06402.A1 24" Base Cabinets w/p-lam
countertop
06402.B1 12" Deep Upper Cabinets
06402.C1 24" Deep p-lam Countertop
06402.D1 30" Deep p-lam Countertop
06402.E1 30" Deep p-lam Countertop
w/ 12" Transaction counter
06402.F1 48" deep p-lam Countertop
06402.G1 16" Deep adj. shelving
w/full-height brackets
06402.H1 12" Deep shelf and rod
06402.I1 18" p-lam bench
06402.J1 Solid wood trim
06402.K1 48" deep p-lam
countertop w/24" deep base
cabinets

07000 - Thermal and Moisture Prot.

07531 EPDM walkway surface
07610 Sheet metal roofing
07620 8" w x 16" h Overflow scupper
07620-A Prefinished metal gutter
07715 Soffit vent
07720-A Roof hatch
07720-B Smoke vent - re: mechanical

08000 - Doors and Windows

08330 Mirror
08331 Overhead calling door

09000 - Finishes

09209 Drywall reveal
09770 Fiberglass-reinforced
plastic panels

10000 - Specialties

10101 Porcelain-enamel marker board
10155 Toilet partition
10191 Curtain and curtain track
10305 Factory-built gas fireplace
10416 Pylon-mounted LED Signage
10431 36" Building signage
10520-A Fire extinguisher and cabinet
10520-K Fire extinguisher and cabinet
10521 Knox box
10651 Operable panel partition

11000 - Equipment

Refer to FFE Plans for add'l equipment

12000 - Furnishings

Refer to FFE Plans for add'l furnishings
12484 Floor mat

13000 - Special Construction

13920 Fire Dep't connection
re: fire protection dwgs

14000 - Conveying Systems

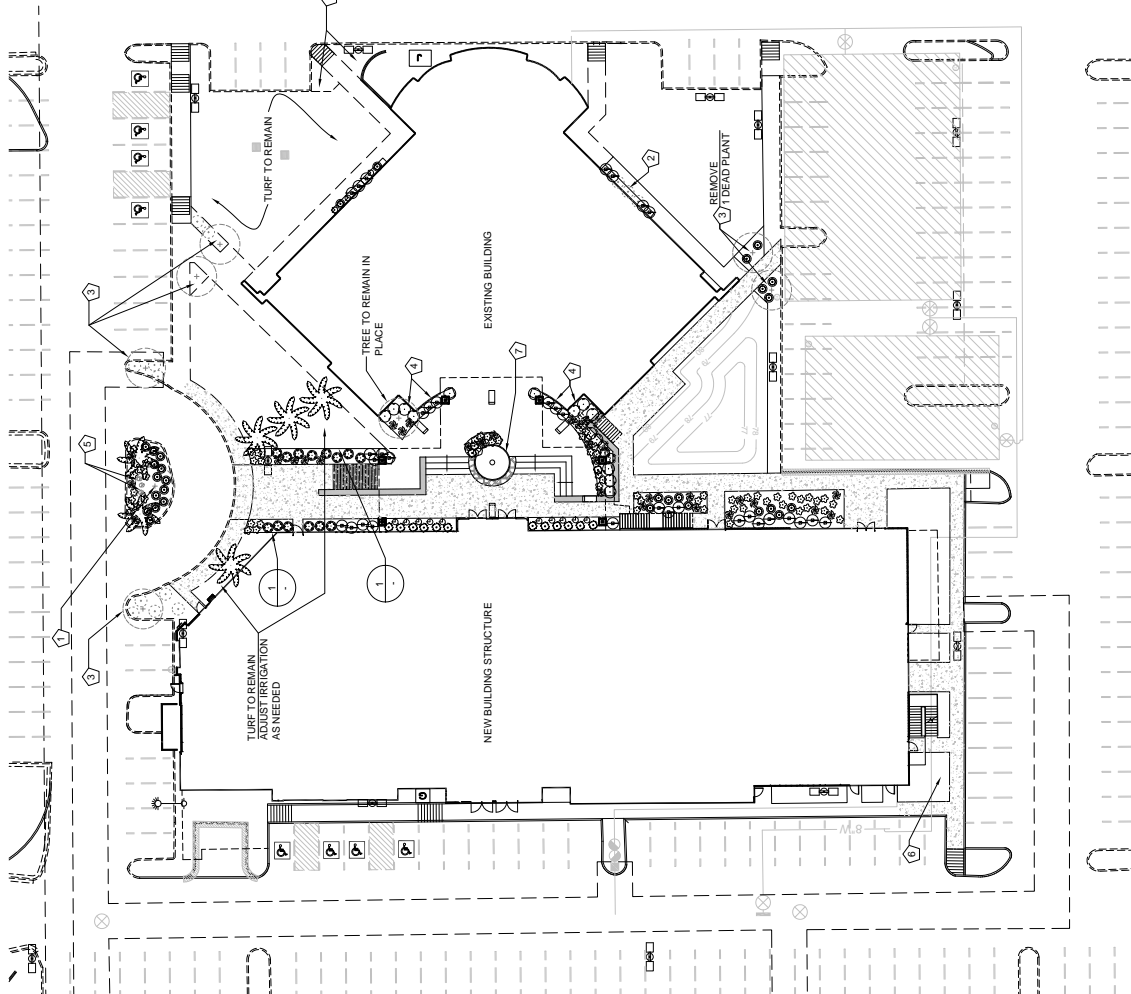
14240-A 2100\$, 125fpm Hydraulic
elevator
14240-B Hydraulic elevator equipment

15000 - Mechanical

15122 Gas meter re: plumbing
15140 Water meter re: plumbing
15150 Sanitary vent
15160 Roof drain re: plumbing
15164 Floor drain re: plumbing
15194 Gas piping re: plumbing
15400 Hose bibb re: plumbing
15410 Two-compartment sink
re: plumbing
15410 One-compartment sink
re: plumbing
15410 Floor-mounted mop sink
re: plumbing
15415 Bi-level accessible electric
water cooler re: plumbing
15480 Water heater
15550 Exhaust fire
15700 Packaged HVAC
re: mechanical
15800 Exhaust Fan re: mechanical

16000 - Electrical

16230 Packaged diesel generator
system re: Electrical
16271 Transformer re: Electrical
16440 Electrical panel re: electrical
16620 Fire alarm system re: electrical



PLANT LEGEND

Symbol	Botanical Name Common Name	Quantity	Size
	<i>Syngnathus comarostolifera</i> Queen Palm	6	24" Box
	Existing tree to remain in place		
	<i>Calliandra californica</i> Baja Bay Duster	25	5 Gal.
	<i>Eremophila maculata</i> 'Valentine'	14	5 Gal.
	Erna Bush		
	<i>Jurculia californica</i> Chuparosa	3	5 Gal.
	<i>Ruellia peruviana</i> Blue Rattlesnake	14	5 Gal.
	Existing shrub to remain in place		
	<i>Agave bracteosa</i> Sisal Agave	29	5 Gal.
	<i>Pandanus macrocarpus</i> Lady Slipper	15	5 Gal.
	<i>Gaura lindheimeri</i> Whirling Butterflies	13	1 Gal.
	<i>Verbena tenuisecta</i> Mass Verbena	58	1 Gal.
	<i>Lantana montevidensis</i> Gold Trailing Lantana	29	1 Gal.
	Existing Boulders		

PLANT NOTES

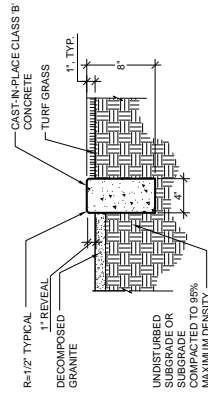
- EXISTING PLANTS TO REMAIN UNLESS NEW PLANT SYMBOL IN EXACT SAME LOCATION.
- ALL AREAS WITH NEW PLANT MATERIAL SHALL BE TREATED WITH SCREENED ROCK TO 18" DEEP.
- ALL IRRIGATION WILL BE ADJUSTED TO PROVIDE.

KEY NOTES

- EXISTING PALM TO REMAIN, REMOVE (2)
- NEW PLANTS TO COMPLEMENT EXISTING. EXISTING TO REMAIN UNLESS DEAD. ADJUST IRRIGATION TO SUPPLY NEW PLANTS
- EXISTING PLANTS TO REMAIN
- REMOVE EXISTING PLANTS
- RELOCATE EXISTING BOULDERS AND BURY 1/3 DEEP.
- BIKE PARKING FOR 20 BICYCLES
- WATER FEATURE TO BE ENGINEERED AND PERMITTED BY OTHERS

MAINTENANCE SCHEDULE

- FOR THE FIRST YEAR:
- PLANTS NOT SURVIVING AFTER 30 DAYS SHALL BE REPLACED WITH EQUIVALENT SIZE AND SPECIES.
 - PLANT MATERIAL SHALL ONLY BE PRUNED TO CONTROL SIZE AND BE ALLOWED TO GROW IN ITS NATURAL GROWTH PATTERN, NOT BALLED.
 - INERT GROUND COVER SHALL BE REPLACED AS NEEDED DUE TO DISPLACEMENT OR EROSION.
 - MONTHLY MAINTENANCE SHALL BE PERFORMED TO KEEP LANDSCAPED AREAS FREE OF TRASH, WEEDS, DEBRIS AND DEAD PLANT MATERIAL.
 - REGULAR MONTHLY IRRIGATION CHECKS SHALL BE PERFORMED TO CHECK FOR AND/OR REPLACE LEAKY OR MISROUTED HEADS, EMITTERS, AND BUBBLERS.



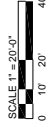
- NOTES:
- PROVIDE EXPANSION JOINTS EVERY 40' MAX. AND CONTROL JOINTS
 - TOP OF CONCRETE HEADERS SHALL MEET FLUSH WHEREVER IT CONTACTS OTHER PAVEMENT OR CURBS. PROVIDE 1/2" BITUMINOUS JOINT FILLER WHERE HEADERS MEET NEW SIDEWALK.

1 CONCRETE MOWING EDGE

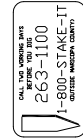
NTS

SAGE
LANDSCAPE
& ENVIRONMENTAL

311 EAST FREEDWAY BLVD.
TUCSON, ARIZONA 85719
TEL: 520-744-8999
FAX: 520-744-8998
www.sagelandscape.com



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EN070192



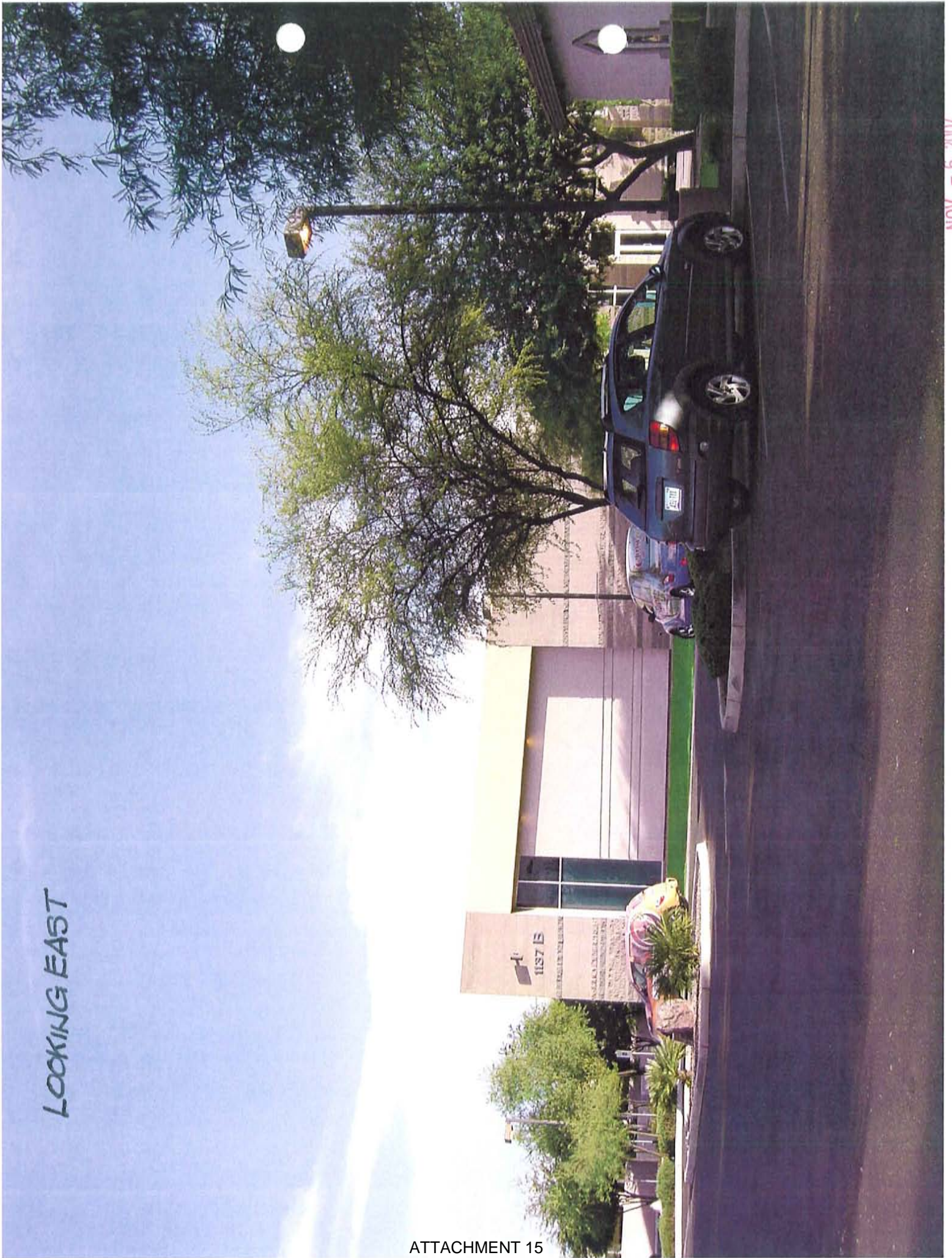
DATE: **ALLEN CONSULTING ENGINEERS, INC.**

2550 N. THUNDERBOLT CIRCLE #132
MESA, ARIZONA 85216
TEL: (480) 830-8453
FAX: (480) 830-8453
E-MAIL: ace@allenconsulting.com

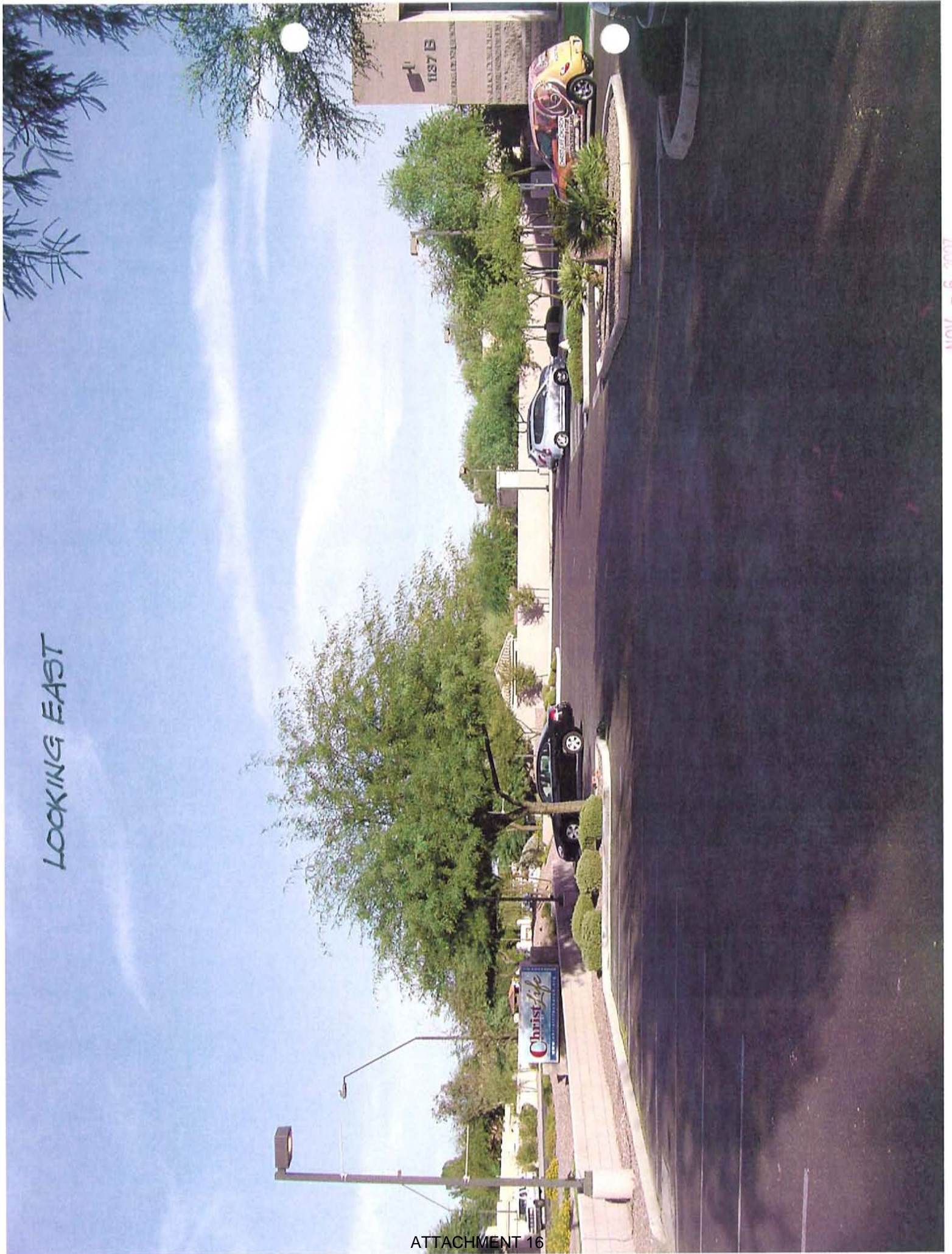
CHRIST LIFE CHURCH
1137 E. WARNER RD.,
TEMPE, ARIZONA

JOB NUMBER	94282	SHEET	1	OF	3
DRAWING	LANDSCAPE PLAN	DATE	11-2007		

LOOKING EAST



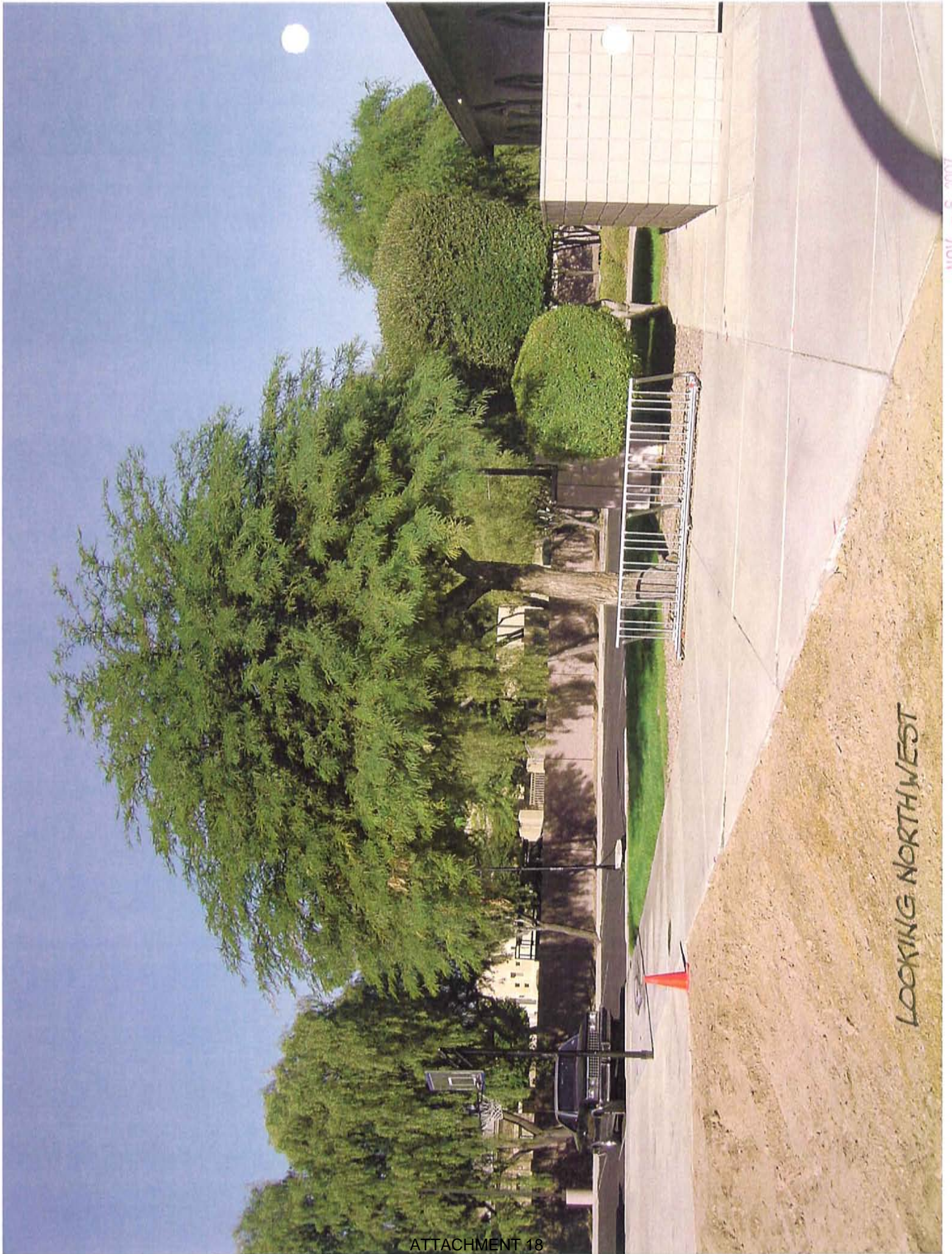
LOOKING EAST





LOOKING NORTHEAST

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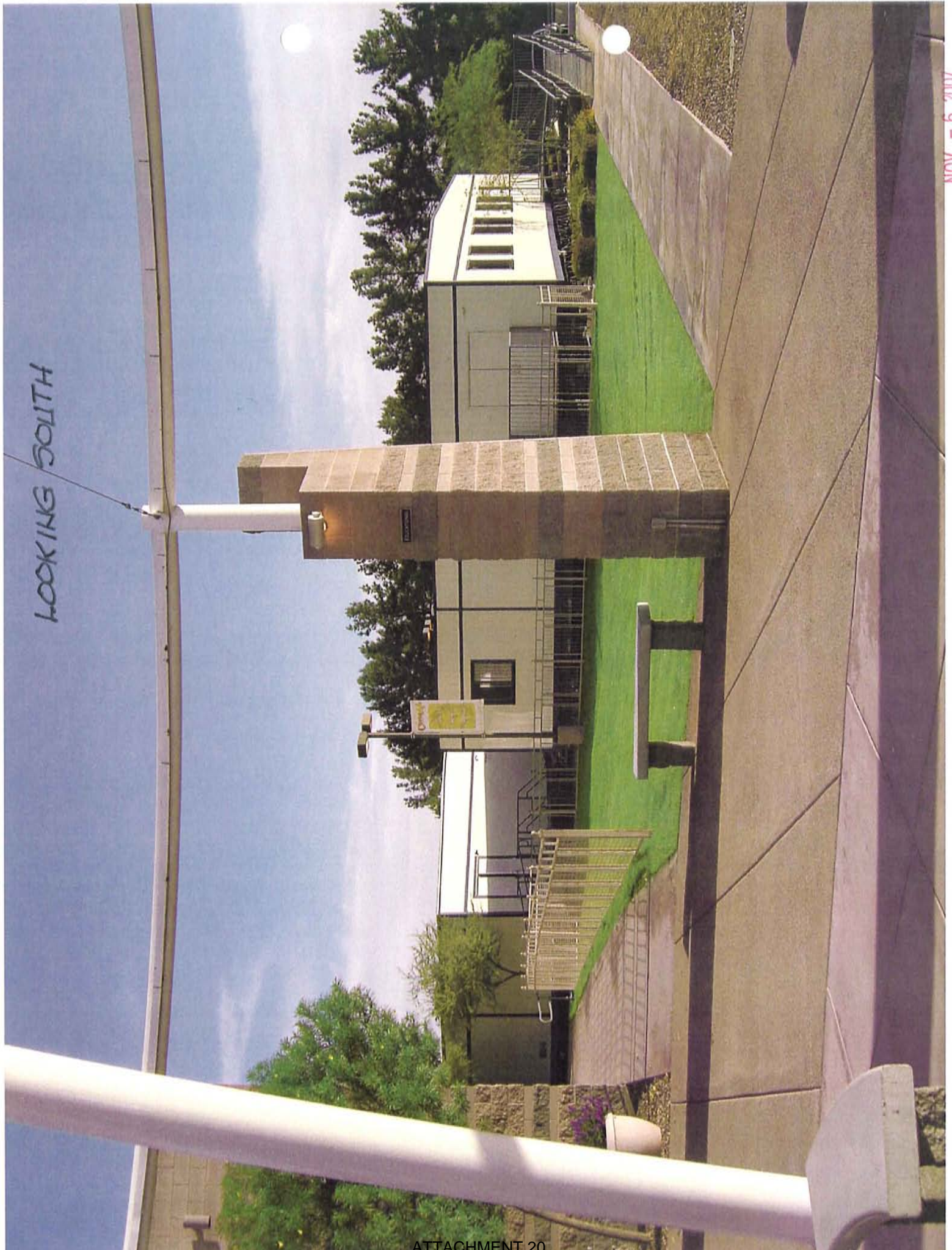
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LOOKING NORTHWEST



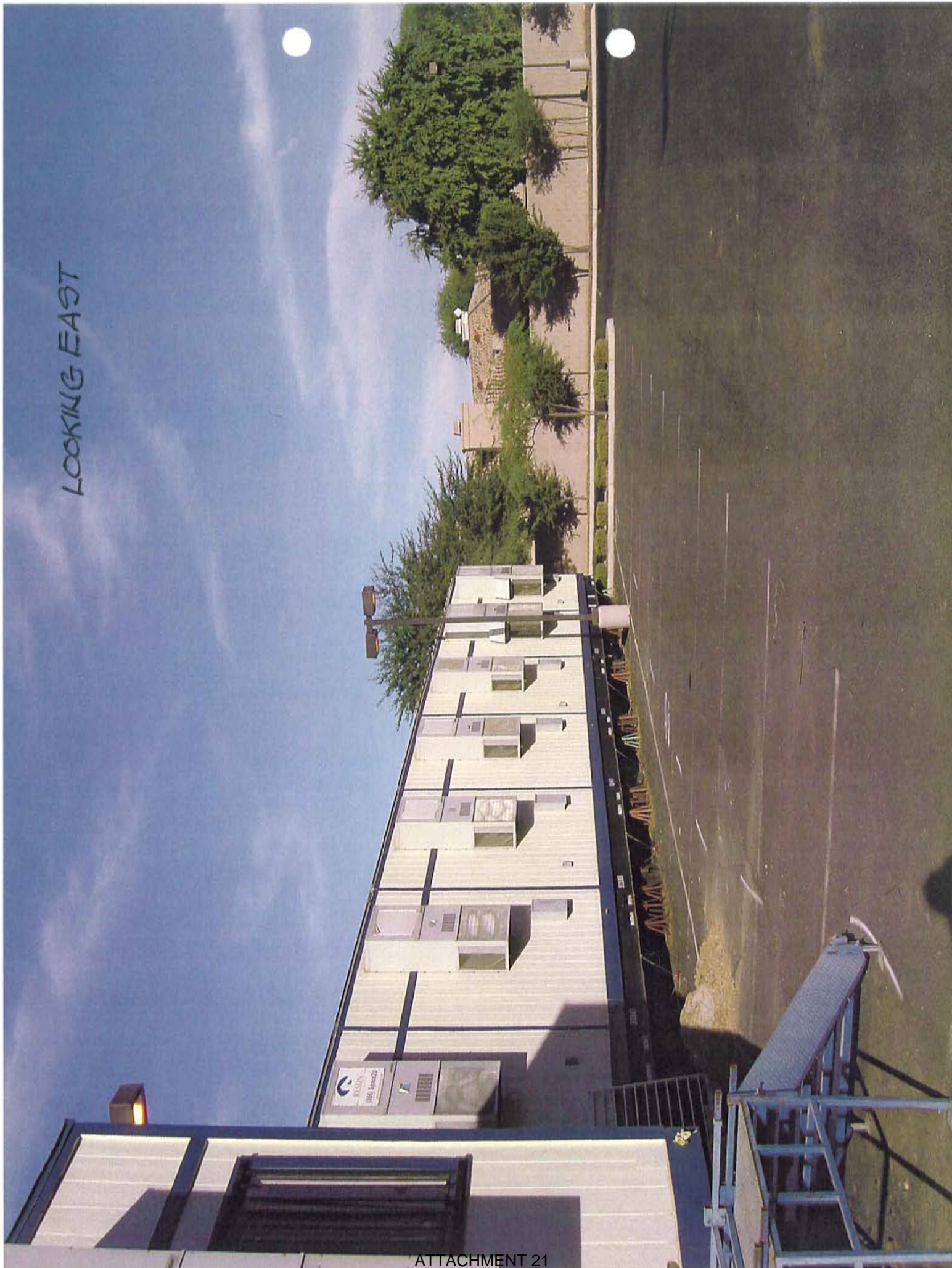
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LOOKING SOUTH

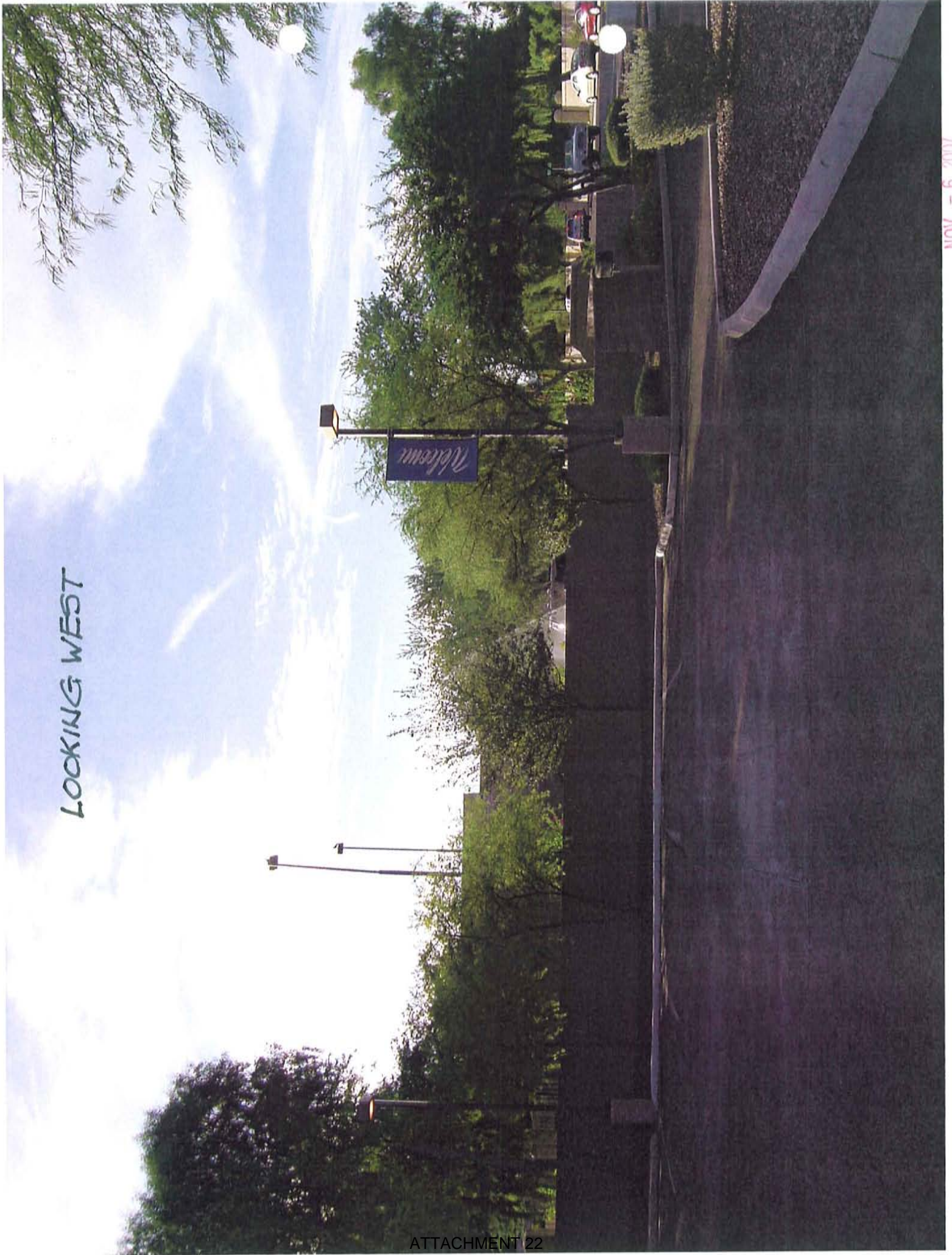


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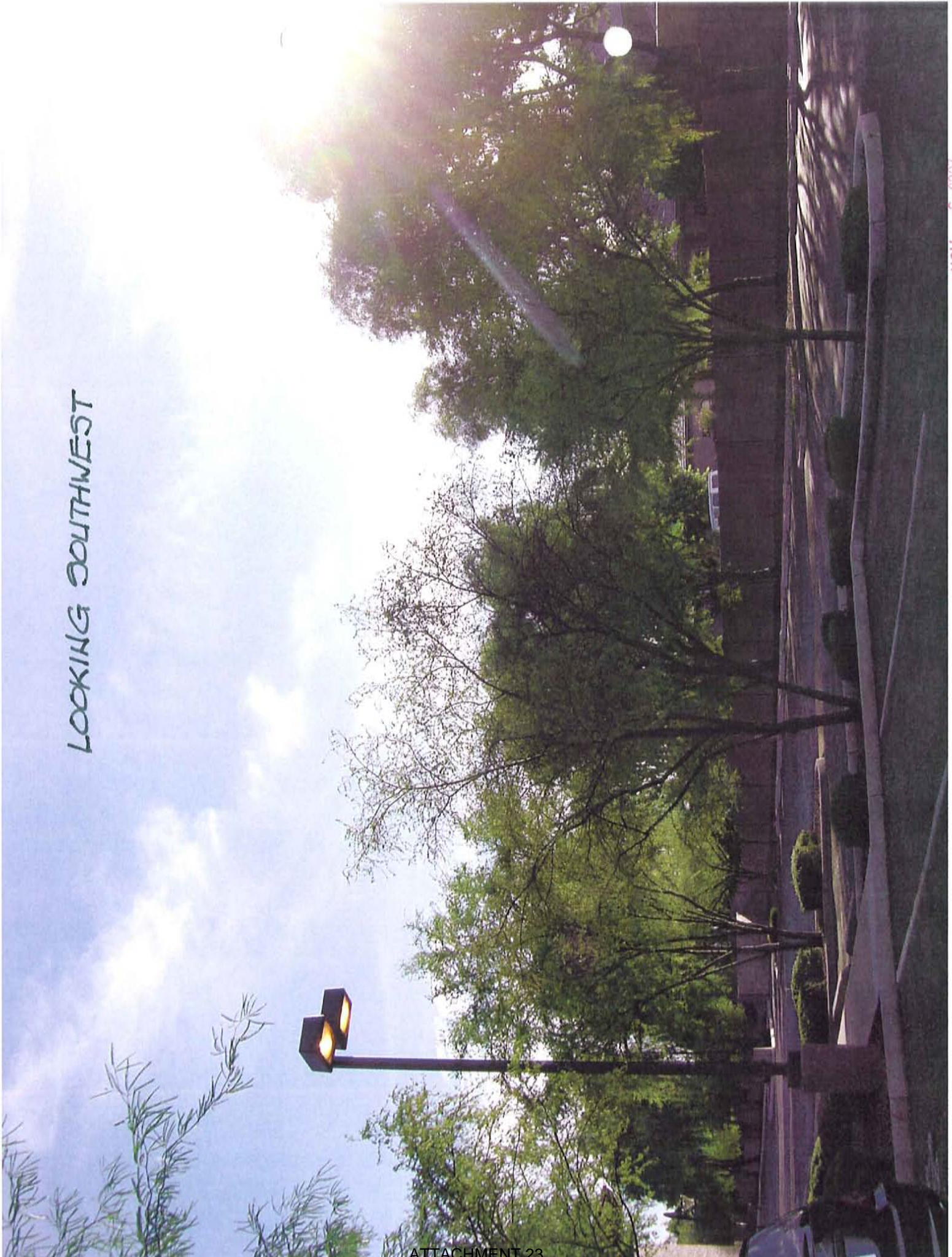
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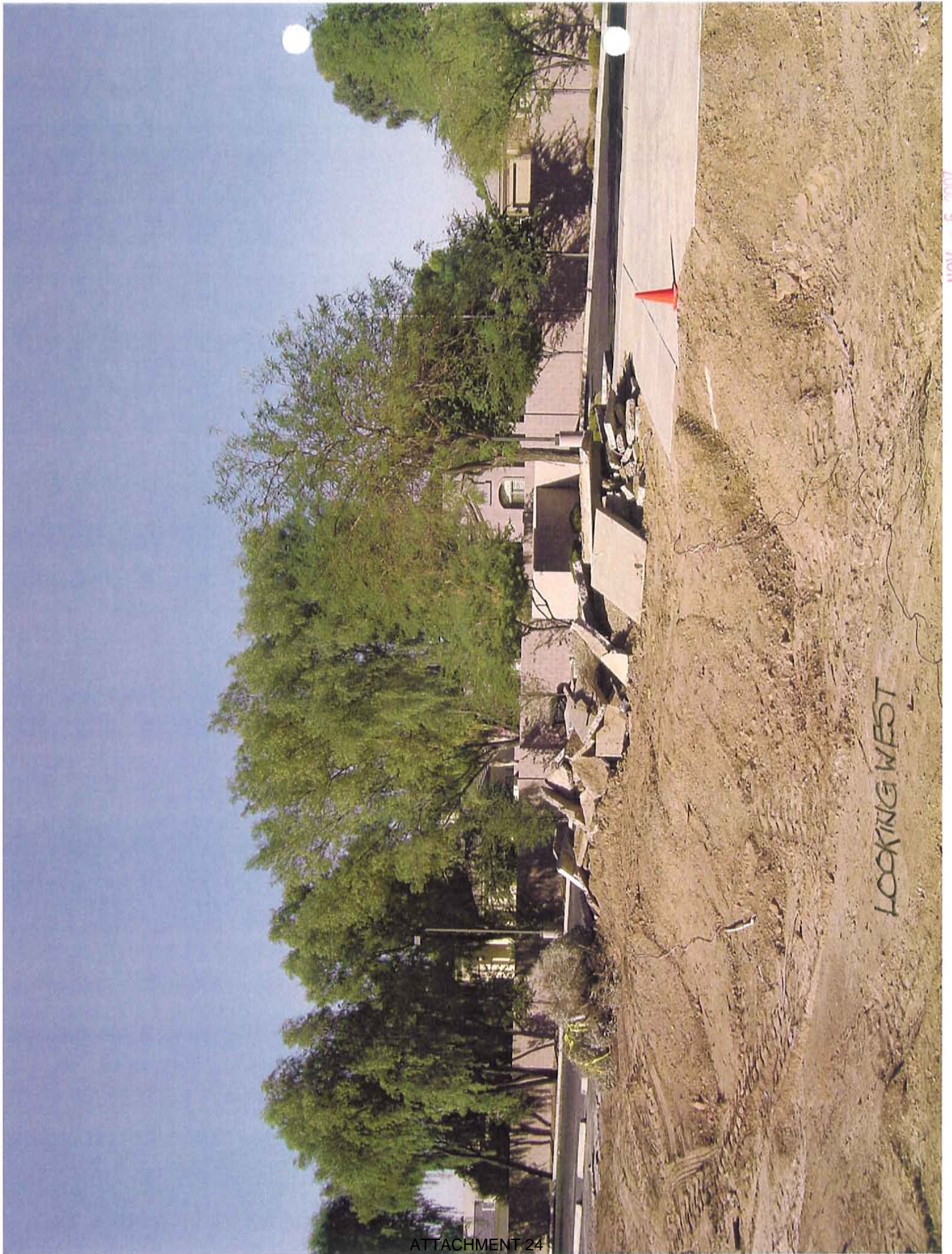


LOOKING WEST



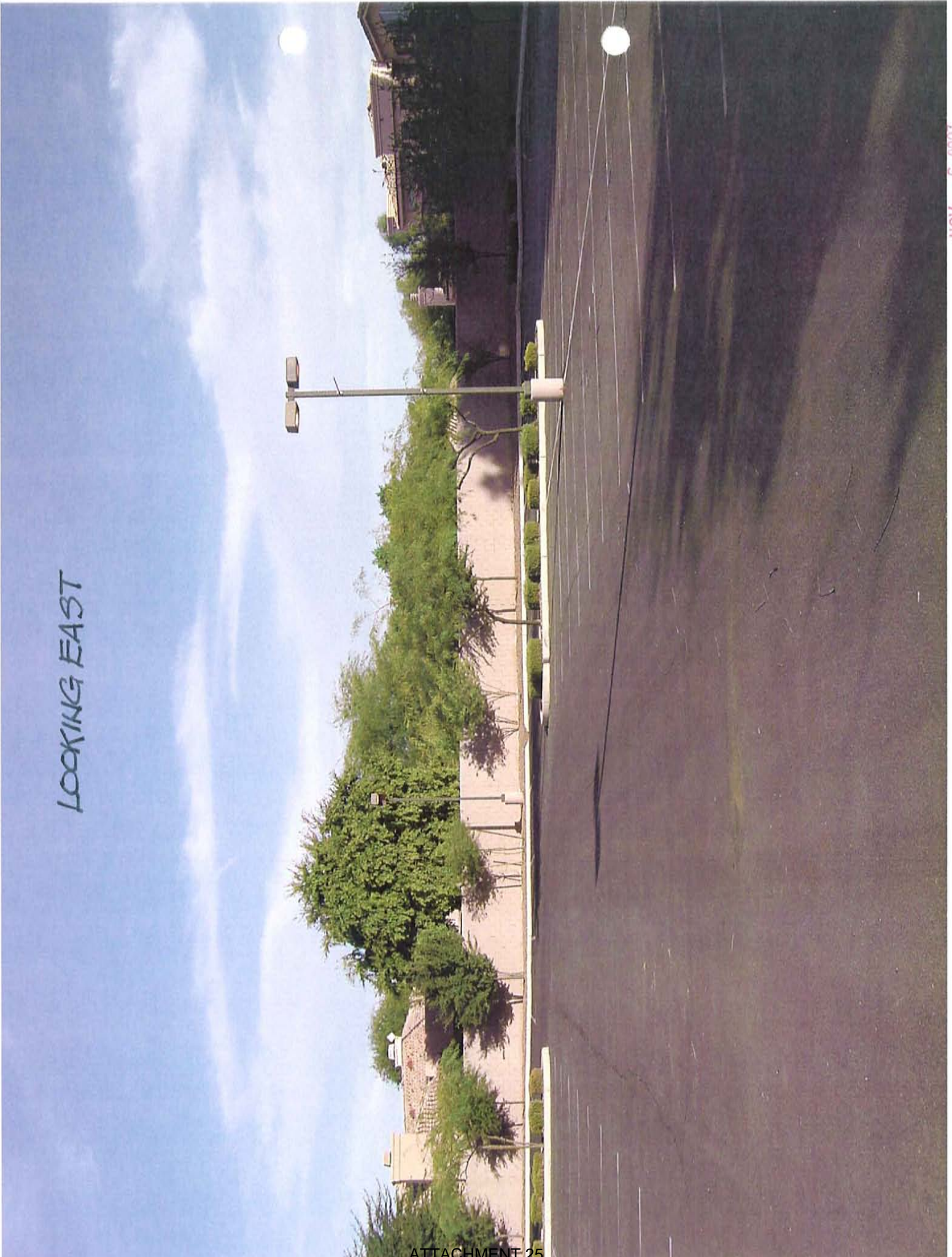
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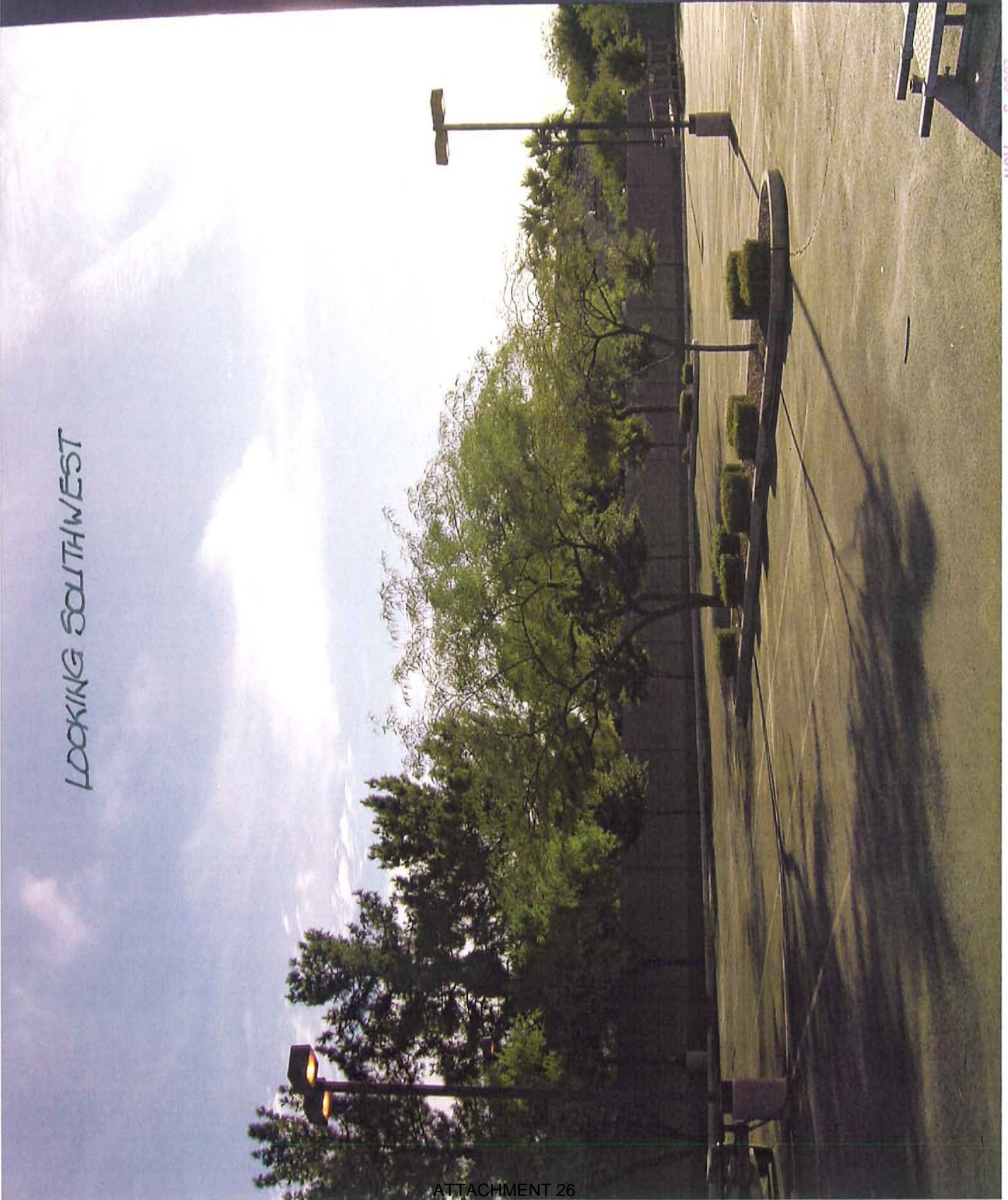
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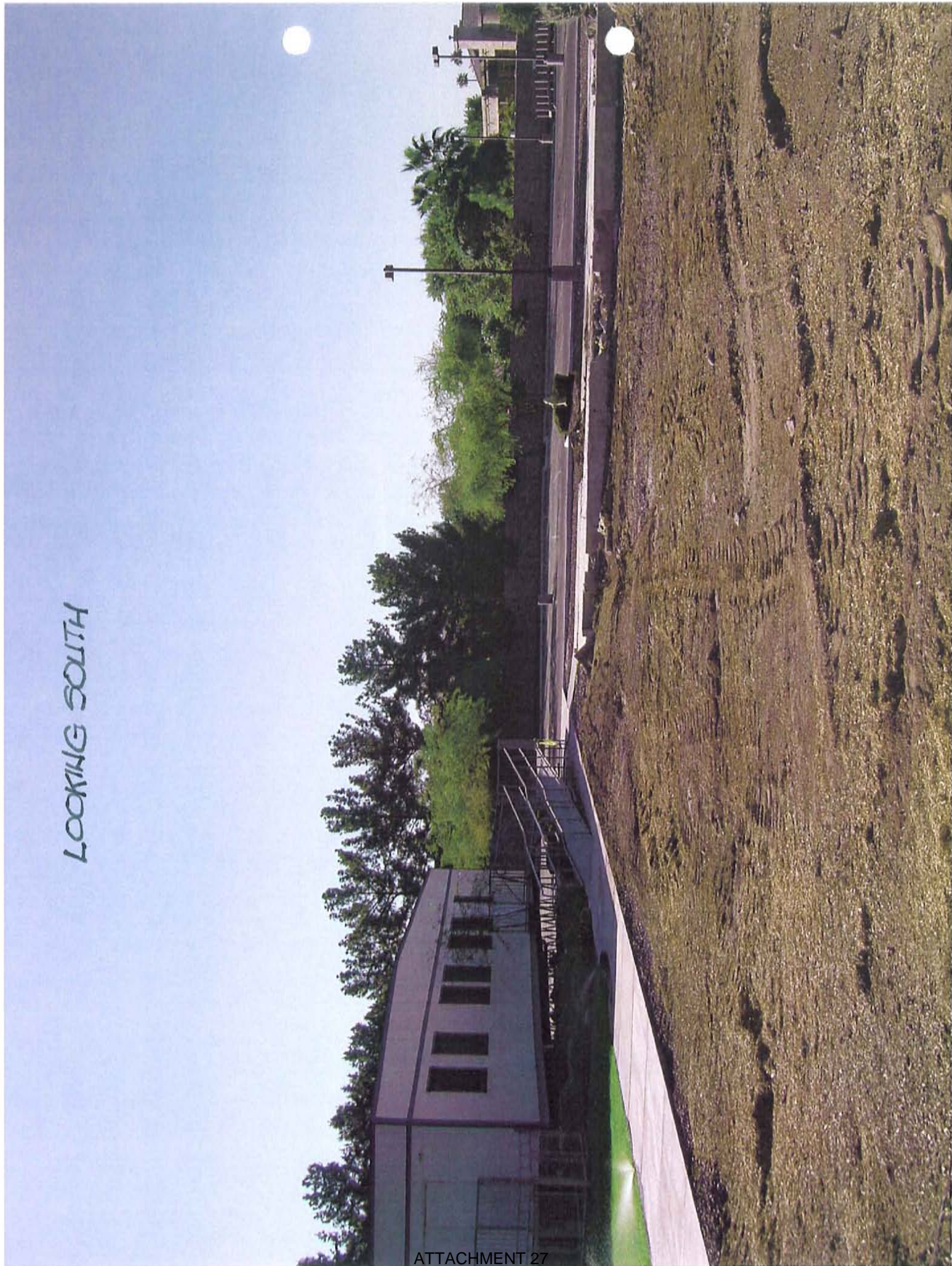
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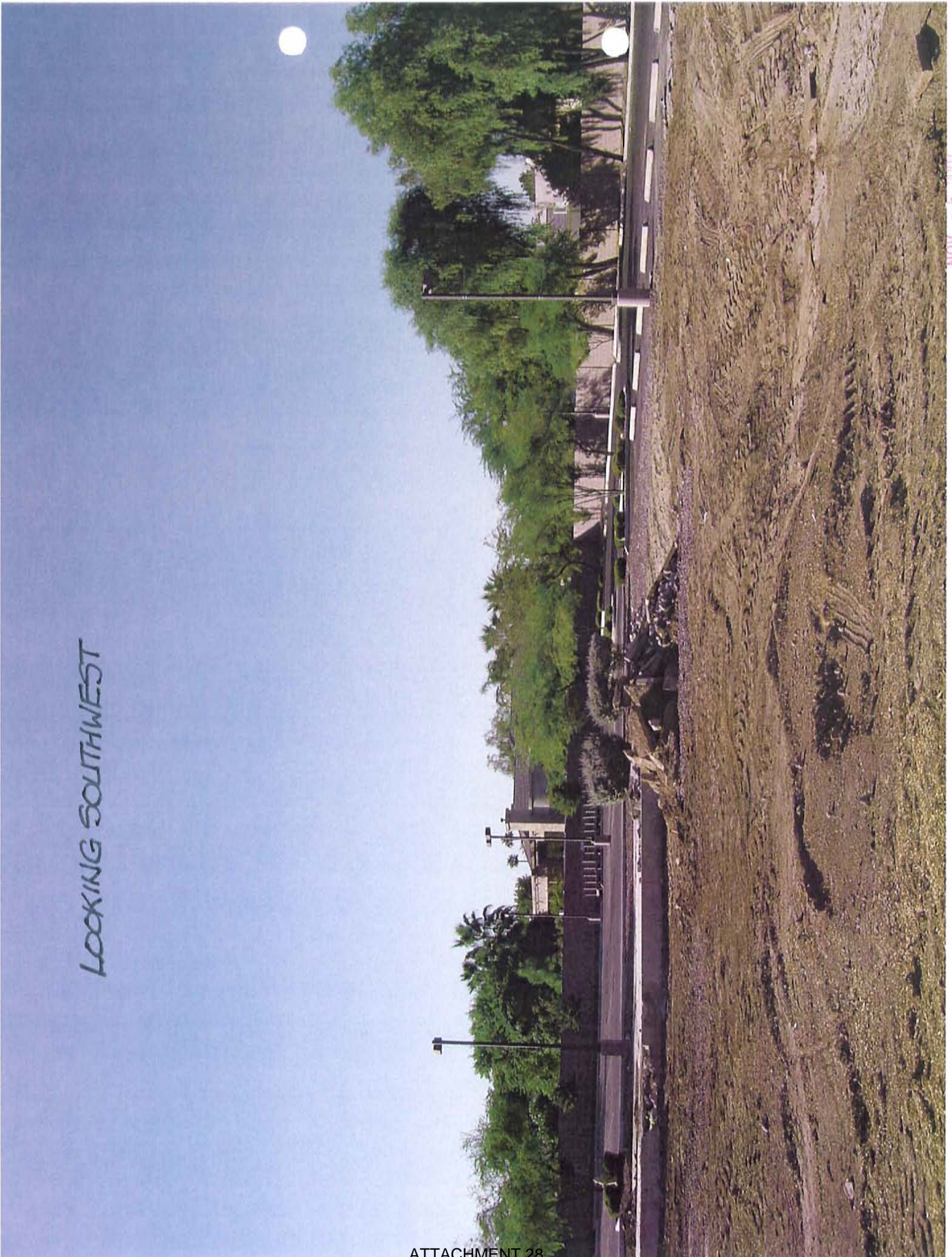


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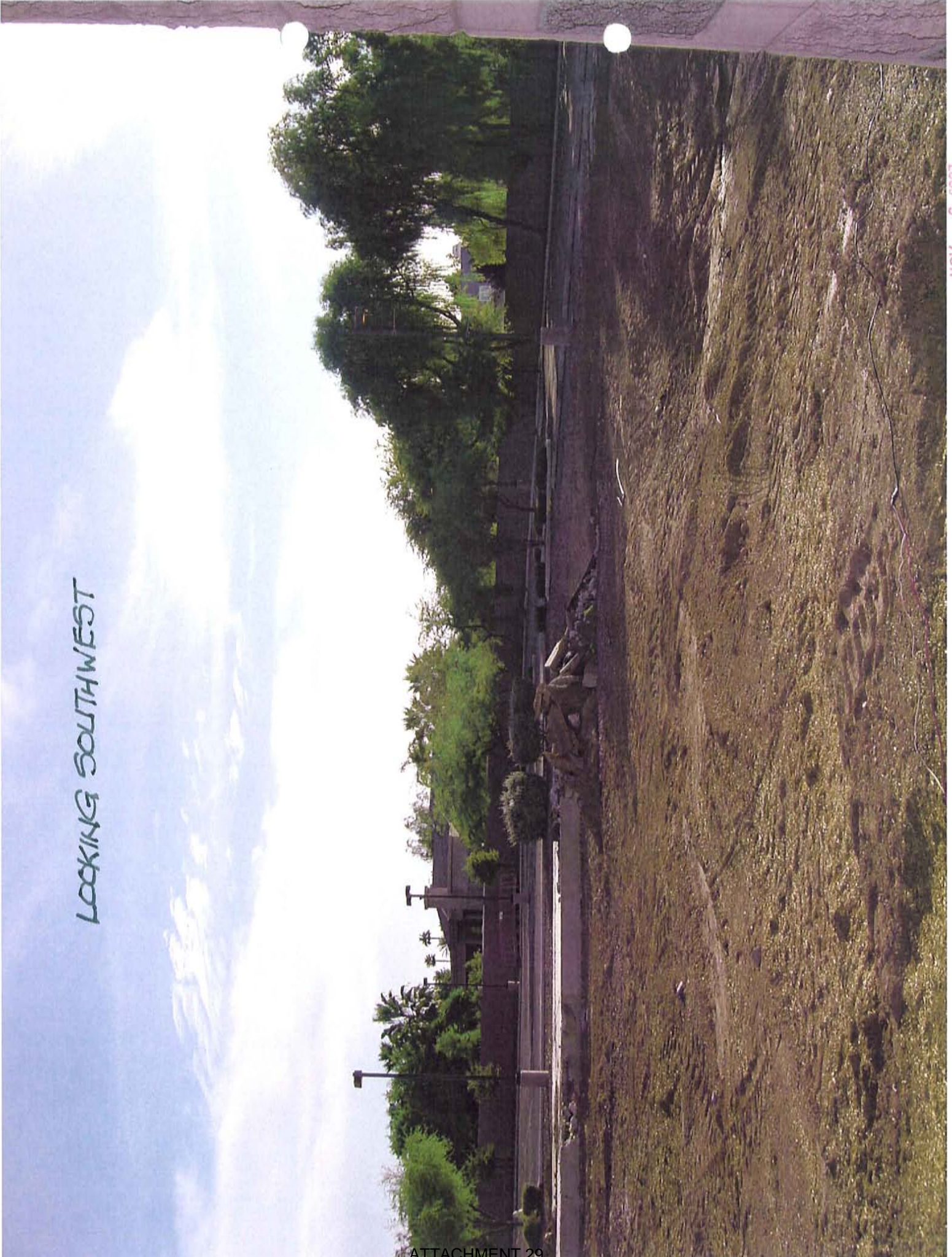
LOOKING SOUTH



LOOKING SOUTHWEST



LOOKING SOUTHWEST



NOV - 6 2007

NEIGHBORHOOD MEETING

Location: Christ Life Church Worship Hall, 1137 E Warner Rd.

Time & date: 7:00pm to 8:25pm, Wednesday, 10/17/07

Notes by Development Services Department Planning Division Staff

- Speakers: Pastor Phil Goldsberry (Christ Life Church), Stan Robertson (the architect; GVS ARC), Jason Harwell (the applicant; Harvesttime L.L.C.), and Don Mellow (Calliente Construction).
- Attendees: Kevin O'Melia (C.O.T. Planning) and approximately 80 members of the public, including members of the church.
- The meeting was conducted in an informal lecture format with audience questions fielded by the speakers throughout the meeting. Mounted presentation boards were displayed in front of the audience and a walk through "movie" of the exterior and atrium of the interior was periodically played on the big screens overhead.

Presentation:

- Pastor Goldsberry explained Christ Life Campus Master Plan was developed in 1999 as the phase I expansion was being planned. The Master Plan, including an earlier version of the Family Center, was presented to the City of Tempe as part of design review of the Worship Hall. The Worship Hall with its associated site improvements was approved in 1999 and completed in 2000.
- Stan Robertson described the architecture of the Family Center including the use of colors and materials. A walk-through computer simulation of the exterior and interior of the Family Center was presented. Pastor Goldsberry summed up the architectural expression as a "classical look with a touch of modern."
- Pastor Goldsberry described the redesigned entrance courtyard, including a central fountain and a two-level plaza connected by stairs and a disabled accessible ramp. The lobby of the existing Worship Hall is higher than the first floor of the Family Center, but the plaza connects and unifies the two buildings.
- Jason Harwell described the entitlement process. The Jim Roam Family Center is Phase II of a campus expansion. Phase II will entail the demolition of a 52'-0" high courtyard spire and the small, original chapel, which is currently used as the "Refuel" (youth ministry) building.
 - In anticipation of Phase II, a Use Permit to install modular buildings on site to house "Refuel" and other displaced ministries has been obtained. The modular buildings are on-site. The modular buildings will be removed when the Family Center is completed.
 - Phase II will require Development Plan Review of the design.
 - Phase II also contains a Use Permit request to increase the maximum allowable building height by ten percent from 30'-0" to 33'-0". Regarding whether the building can be partially buried to reduce height, Jason explained the difficulty associated with creating a subterranean first floor, including accessibility at the main east and west entrances and an increase in cost and complexity of the site grading and drainage system.
 - The Development Review Commission will decide the merit of the design in the development Plan request and will decide whether a Use Permit request for a ten percent increased height is acceptable.
- Don Mellow of Calliente Construction described operations. Project will be staged on west side of campus. The west driveway will be dedicated for construction use during construction period. Contractor will work to minimize noise, dust and will not allow trash to accumulate. Radios will not be allowed. Scaffolds will be tied off for worker protection above 6'-0" height. Hard hats will be required.
- The general sequence of construction is as follows. Modular buildings will be connected and opened as soon as they are permitted. Construction fence will go up and existing Refuel building will be demolished as soon as Family Center building permit is issued. The Modular buildings will be removed as soon as the Family Center has certificate of occupancy and materials can be relocated into the Family Center.

(continued)

NEIGHBORHOOD MEETING

Questions from the Public:

- How long is construction period? Eight Months: anticipate seven months from start until substantial completion/Certificate of Occupancy and one additional month to complete (sometime during 2008).
- Where is mechanical equipment? "Carrier" units are ground mounted. System is split with indoor coils in mechanical spaces in building and outdoor coils in mechanical equipment "farms" next to the building. The equipment "farms" are fully screened on all sides.
- How large is the building? Approximately 38,000 s.f. including exterior decks.
- How many parking spaces at end of construction? There will be over 300 parking spaces.
- What parking is available for church during construction? The west driveway will be blocked off and parking spaces west of the Worship Hall will be part of the construction area. Existing parking lot south of the Worship Hall, except where the modular buildings are temporarily placed, will be available.
- Where will the "Refuel" youth ministry be relocated? In the interim, "Refuel" will go in a modular building south of the worship hall, then will be located in the south end of the Family Center.
- What time will work start in morning? Don: 30 minutes before sunrise.
- How many days a week will have construction? Normally five days, occasionally six days a week.
- What about site security? Site will be fenced. Gates will be locked. Site will not be patrolled.
- What about fasteners on pavement? Construction area and neighboring drive areas will be street swept with magnetic rollers to pick items up that otherwise would go into tires.
- What about dust control? Pavement will be removed as part of work. There is no wholesale earth moving. Contractor will comply with A.D.E.Q. provisions for dust control.
- What is the Family Center price per s.f.? Currently is \$128 / s.f. Has been as high as \$ 198 / s.f.--this price included a basement.

Salutation:

- Pastor Goldsberry opened and closed the meeting with prayer.